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LOCATION STUDY
for the
CAMPUS HIGH SCHOOL

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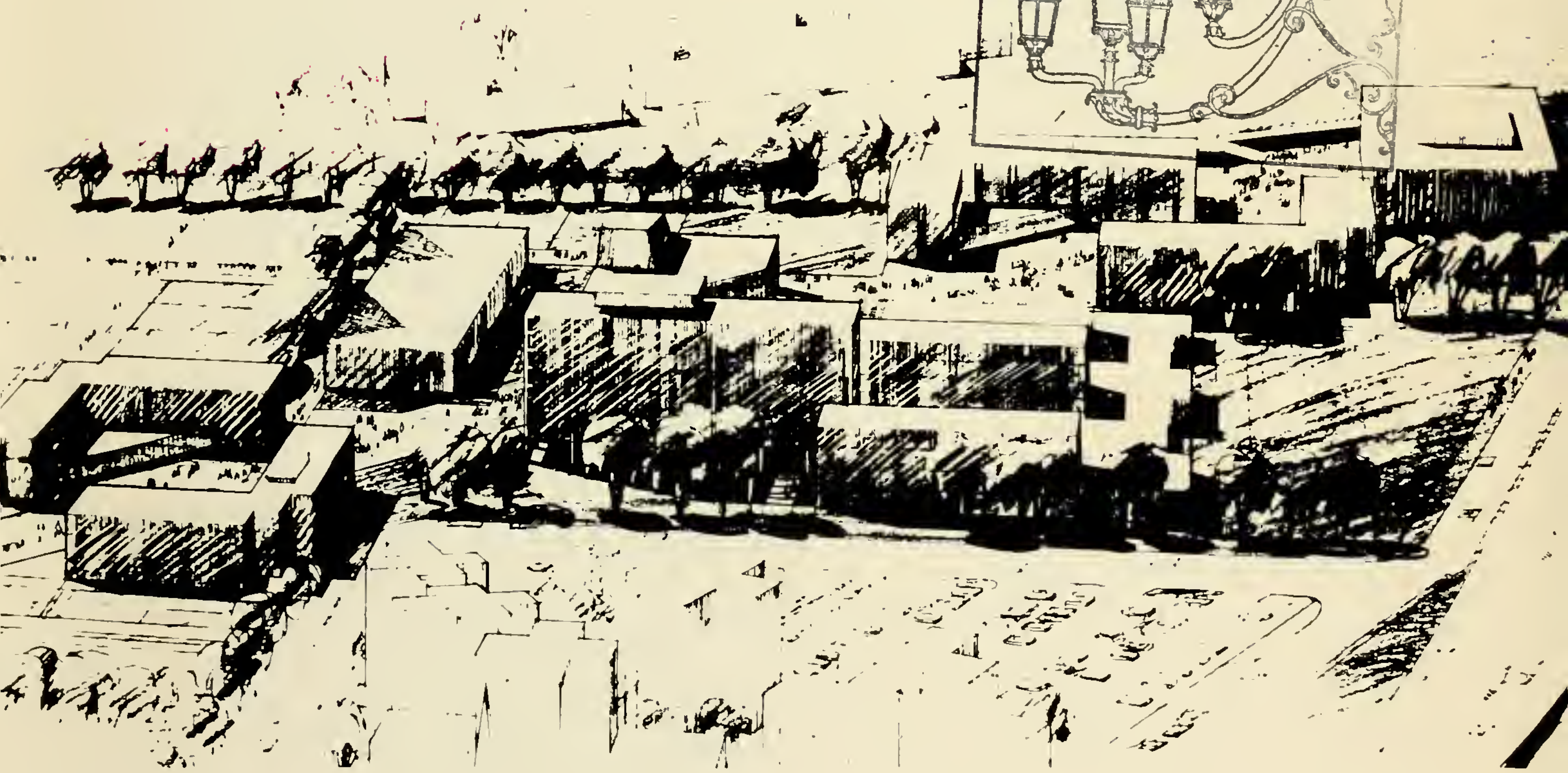

Boston Redevelopment Authority

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Boston Redevelopment Authority
City Hall Annex
Boston 8, Mass.

Edward J. Logue
Development Administrator

Mr. William Ohrenberger
Superintendent of Public Schools
15 Beacon Street
Boston, Massachusetts 02108

Dear Superintendent Ohrenberger:

I am pleased to transmit to you a report on three possible sites for the proposed Campus High School.

Authorization of funds and choice of architects are the two important steps that have already been taken. Two steps remain before design of the school can begin: selection of a site and completion of an educational program.

Hopefully, this report will be of some assistance in selecting a site. I hope that your efforts to obtain continuing financial aid from EFL for developing an educational program are successful.

We are all aware of the unique importance of the school. I offer again whatever help you may think useful in resolving any problem that stands in the way of getting the school built.

If a decision is made in favor of the Madison Park site, we are prepared to initiate necessary BRA submissions immediately. We also offer our aid in obtaining necessary signatures on cooperation agreements and in filing for federal grants for land acquisition under Sec. 704(a) of the Housing Act of 1965.

Sincerely,

Att.

Boston Redevelopment Authority
City Hall Annex
Boston 8, Mass.

Edward J. Logue
Development Administrator

Mr. William McPherson
Superintendent of Construction
Department of School Buildings
480 Boylston Street
Boston, Massachusetts

Dear Superintendent McPherson:

I am pleased to transmit to you a report on three possible sites for the proposed Campus High School.

Authorization of funds and choice of architects are the two important steps that have already been taken to get the school underway. Two steps remain before design of the school can begin: selection of a site and completion of an educational program.

Hopefully, this report will be useful to you in your responsibility for selection of a site for the school.

If a decision is made in favor of the Madison Park site, we are prepared to initiate necessary BRA submissions immediately. We also offer our aid in obtaining necessary signatures on cooperation agreements and in filing for federal grants for land acquisition under Sec. 704(a) of the Housing Act of 1965.

Sincerely,

Att.

[illegible]

COMPREHENSIVE HIGH SCHOOL LOCATION STUDY

Boston Redevelopment Authority
November 1965

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BACKGROUND

In 1962 the Harvard Graduate School of Education undertook a survey and made recommendations concerning the school building needs of the City of Boston. It was undertaken with the cooperation of the Mayor, the School Committee, and the School Buildings Commission, and under a contract with the Boston Redevelopment Authority.

The report was filed in May, 1962, and was entitled, "Boston Schools 1962". It proposed a ten-year school building program requiring more than 60 new schools.

The recommendations were examined by the Mayor, the School Committee, and the Redevelopment Authority and have been endorsed by each as the foundation of the school building program for the City of Boston.

One of the keystone recommendations in the report was the proposal for a new English High School, to not only replace the present, inadequate English High School buildings, but to expand this school and greatly improve and expand the programs it would offer.

In the words of the Report:

> "There are, then, powerful and practical educational reasons for the creation of a single, large high school providing each of its students with the facilities and the educational program he or she should be receiving.
>
> Given its present situation, Boston is presented with an opportunity that few cities are fortunate enough to have. While new high school space for 5,500 students is needed by 1970, this space is not required all at once. Thus, if the high school were planned for an initial enrollment of 3,100 students, it could grow in easy stages to its final size of 5,500. In this process of organic growth, it could become whatever kind of high school Boston needed or wished. Some of the programs mentioned so far in this study -- especially the programs aimed at providing academic variety and academic mobility -- could be tried out in this school. If they worked, they could then be gradually expanded and improved as the school grows. This organic growth then makes it possible to plan, experiment, and develop a program of secondary education which is at once dynamic, imaginative, and tailored to the particular needs of urban youth."

Appendix B taken from the Harvard Report, shows in graphic form how the school would be organized.

Since the Report was issued the various City officials concerned with the problem have been endeavoring to find an acceptable and suitable site.

The funds have been made available and their expenditure awaits only the selection of a site and the preparation of the necessary plans.

The appropriate authorities have tentatively indicated their desire to engage Paul Rudolph, the distinguished American architect, and a local associate, Whitney, Atwood and Norcross. With this architectural team, the city can be assured of an outstanding school structure, one as fine as any that has been built in New England.

On various occasions the Redevelopment Authority in its capacity as the City Planning Agency has been asked from time to time for assistance in locating a suitable site. Over 20 sites were considered by the Authority in a report submitted to the Superintendent of Schools in 1964. For one reason or another these sites have not been acceptable.

The need for construction of the school has grown with each passing year, and in May of this year the Redevelopment Authority was asked to undertake a new study on the sites which then seemed potentially to be useful.

Three sites are considered in the attached report. One is Madison Park at the interchange of the proposed Inner Belt and Southwest express highways. Another is in Forest Hills between the Forest Hills station and the Arnold Arboretum. And the third is the as-yet-unbuilt-upon portion of the West End renewal project.

Of the three sites it seems necessary that further consideration of the West End be eliminated. Although of very desirable central location, with good transportation service and the possible benefits of the park system along the Charles River Basin, still the site is too small for this kind of use.

The Forest Hills site is one of great natural beauty, and indeed, charm, and though somewhat smaller than is desirable, it could be made workable. The site might be enlarged, but the extra cost, which can only be estimated now, is quite substantial and militates against it.

The Madison Park site is presently in a condition which does not make it attractive; however, the urban renewal process can be used expeditiously to remove these handicaps.

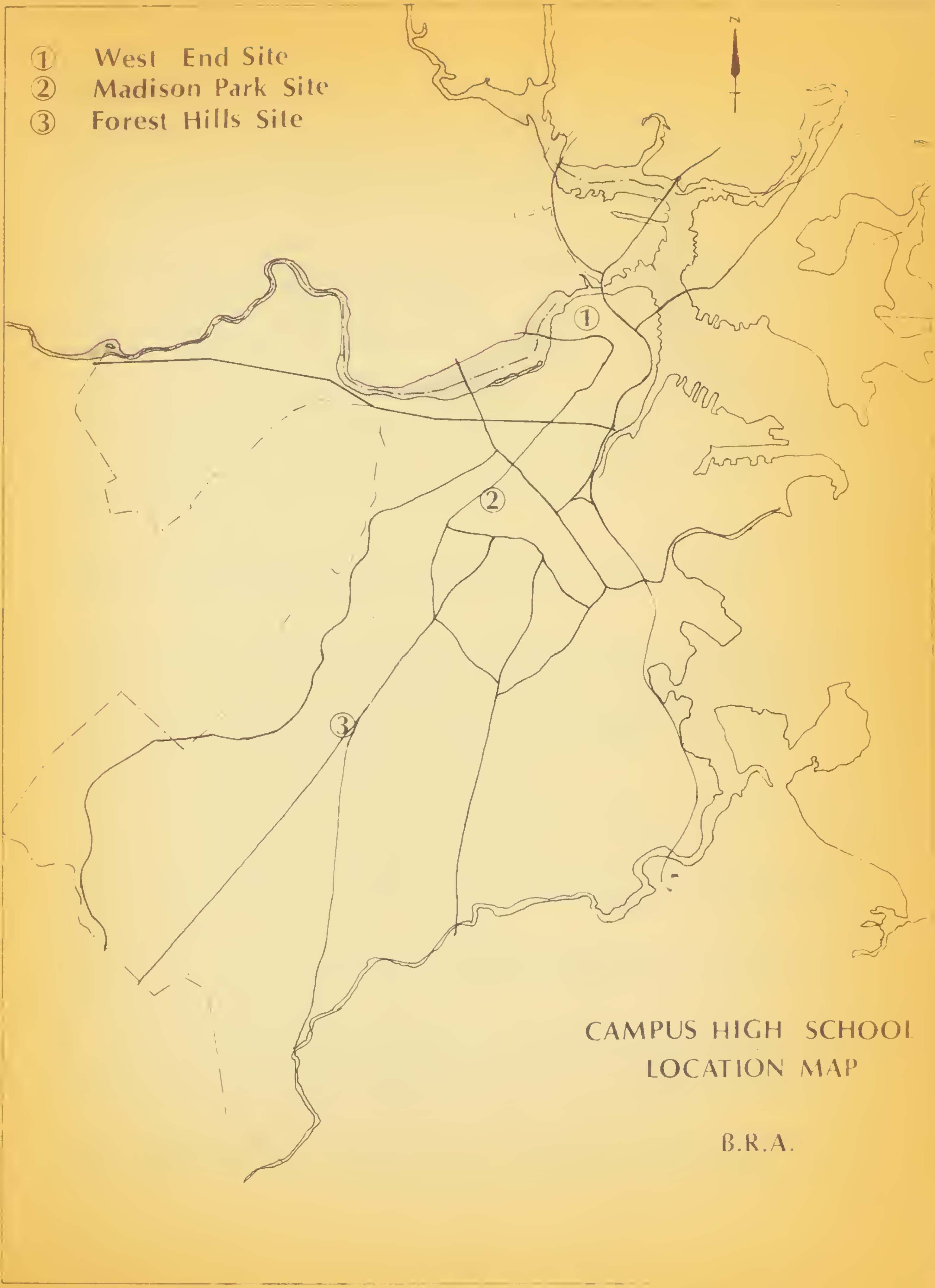
No final commitment can be made on either the Madison Park or Forest Hills site without appropriate assurance from the responsible authorities concerning the relocation and alignment of the MBTA service. Assuming the necessary assurances are forthcoming, as we believe they can be on the MBTA plans and programs and time schedule, then it would appear to us at least that the school can be most advantageously located in the vicinity of Madison Park.

However, the Redevelopment Authority stands ready to cooperate with the school authorities and the Mayor in making a reality of whatever location is finally chosen.

It should be understood that the Madison Park site is only recommended on the assumption that adequate assurances will be forthcoming, not only concerning the relocation of the MBTA line, but the construction on a suitable time schedule of the Inner Belt and Southwest expressway. Taken together with perhaps some other renewal action in the immediately adjacent areas, which can be put underway promptly, the environment in Madison Park will be transformed. Its prime location was highly enough regarded by the BRA to have it included as one of the prime possibilities for a Boston location for the NASA

Space Center until it appeared that the close relationship with scientific institutions was of such crucial importance. The location remains one of the highest potential development locations in the City, indeed in the Metropolitan area.

One of the major concerns at both the Madison Park and Forest Hills sites has been the status and future schedule of MBTA and Southwest Expressway. Both the MBTA and the State Department of Public Works are now in a position to move, with the Southwest Corridor Study completed, and the local veto removed. Rather than a delaying factor, the schedule of the transportation facilities is now a prod: unless site decisions are made on the school, design decisions will be made for the transportation facilities which will make the best service at either site impossible, awkward or expensive to achieve.



CAMPUS HIGH SCHOOL
LOCATION MAP

B.R.A.

SUMMARY

The three sites investigated and evaluated in this report are the "Madison Park" site, at the interchange of the proposed Inner Belt and Southwest expressways; a site on the Arnold Arboretum side of Forest Hills; and a site in the West End made up of the parcels cleared in that project and on which construction has not yet begun.

Of these sites, West End at 9.5 acres is far too small. During this report, attempts were made to solve the problem of too little land by design of a high rise school. These attempts were not successful. It appears that a 5,500 pupil high school cannot be compressed to fit a site suitable by current standards for an elementary school one-fifth its size. Further, no other land in the area is available for the foreseeable future.

Madison Park is larger than the Forest Hills, more accessible, available through urban renewal and has substantially lower acquisition and development costs. The high school in Madison Park would be a real gain for the city in that an area which is one of the most run-down in the city would be cleared out and replaced by a handsome structure which would be visible to the thousands who will pass by the site every day on the Southwest Expressway and Inner Belt.

Because of the highways, the school will be readily accessible for other than school use in its proposed after school hours and summertime role as an educational and cultural center for the city.

The Forest Hills site is now much more attractive than Madison Park, and from this point of view alone would be better for the high school. It would not be particularly a gain for the area itself or the city as a whole. The Forest Hills site is a commodity in short supply in the City of Boston--open space of some natural beauty, enhanced by thoughtful landscaping. With growing interest in increasing open land and in urban beautification, it seems inappropriate to cover an attractive open space with structures when a good alternative, such as Madison Park, is available.

The investigation which lead to these conclusions is stated in detail below with appropriate supporting information included in the appendix.

There remains the factor of racial balance, or imbalance. Chapter 641 of the Acts of 1965 requires that there be a solution of an imbalance problem if it is likely to occur.

However, and of central importance to this discussion, is the fact that the location of the high school, in and of itself, does not determine the racial composition of the school.

For example, the Jamaica Plain High School is located in a predominantly white district, and yet has a non-white enrollment of 30%. This is a far higher proportion than the non-white population of the city as a whole, and indeed the proportion of non-whites in the public schools as a whole.

Technical High School, on the other hand, is located in a mostly non-white district, and yet it is overwhelmingly--about 90%--white in enrollment.

It would therefore appear that the location in and of itself will not decide the question.

It is difficult to predict or project the racial composition of the proposed Campus High School without making assumptions, both about the quality of the school and the administrative policies of the school administration. The actual school administration policies will, of course, be executed in compliance with the new law, and it has been assumed that this would be the case. If the school is the absolutely top-rank school that the Sargent Report contemplated and which the School Department has supported, then it will hold a high level of attraction for students from all sections of the city. Its up-to-date curriculum, its outstanding physical plant, its easy accessibility would make it a very desirable place for students to go who wish to get very solid and sound preparation for careers in later life, including higher education.

SITE DESCRIPTION

1. West End. A site in the West End which has been suggested for the Campus High School is owned by the Redevelopment Authority and is in that part of the project area bounded by Lowell Street and Staniford Street on the northeast and west, and by parcels already developed or under development by the Roman Catholic Archdiocese of Boston and Charles River Park. The parcels proposed for the school are all of two parcels formerly proposed for public or semi-public use, all of delivery parcel I-E and most of delivery parcel I-F. The private delivery parcels are under leasehold agreement with Charles River Park (see Appendix A, Maps).

2. Madison Park. The site called Madison Park is that bounded on the north by the proposed Inner Belt; the west, by the proposed Southwest Expressway; on the south by the topographic break between Roxbury Street and Linden Park Street, and on the east by a new street 300' to the west of and parallel to Shawmut Avenue (see Appendix A, Maps).

3. The Forest Hills Site. The Forest Hills site is bounded on the west by South Street; on the south by an extension of Walk Hill Street; on the east by a new service road proposed as a part of the Southwest Expressway, and on the north, the rear lot line of private property facing on Martinwood Street (see Appendix A, Maps).

SITE SIZE

The report, Boston's Schools, 1962, suggested that a minimum size of site which would be acceptable for a 5,500 pupil school would be 30 acres. The site suggested in the West End is about 10 acres; there are about 25 acres at the Forest Hills site, and about 45 acres at the Madison Park site.

1. West End. The site which has been suggested for the school in the West End provides about one-third of the area suggested as the minimum acceptable for the school. The 30 acres proposed by the Report, and the 10 acres available in the West End, are expressed diagrammatically in Appendix A.

   For the suggested West End site, an attempt was made to design the school in a way that would minimize ground area devoted directly to buildings. The result was a building, part of which was six stories in height, and another part fifteen to twenty stories in height. This was done in an attempt to make the maximum amount of the site available for recreational purposes. However, even this vertical design, which is probably undesirable from an educational viewpoint, fell far short of making it possible to provide the acreage required for recreational purposes. Only about a quarter of the amount of recreational area suggested as a minimum in the 1962 Report could be satisfied on the site suggested in the West End.

   However, it should be noted that the recreational facilities along the Charles River Basin--the boat house, the swimming pool, the playing fields--could, to a certain extent at least, be made available for the use of this high school if it were located there. However, this does not appear to be enough to fulfill the requirements for the school, either in the amount of space available within a reasonable distance or in the type of facilities available.

   On the issue of site size alone, and despite a serious attempt to design both school and recreational facilities for the site, it must be concluded that the West End site is not the proper one for the school, whatever locational or other advantages the site may have.

   In addition to this factor, well over four-fifths of the suggested site in the West End is committed to a private developer. While this development has not moved according to the contractual schedule, changes in the schedule have been requested in advance by the developer and approved by the Redevelopment Authority. The agreement committing the Authority to turn a substantial portion of the suggested site over to the developer is still in force. It is, however, the factor of size which is the deciding one.

   Another solution might be to acquire other land in this general area for the school. However, no such acquisition is possible in the foreseeable future.

2. Madison Park. The Madison Park area is one segment of the Roxbury-North Dorchester GNRP area. This area would be acquired as a part of an urban renewal project of approximately 65 acres. The high school would occupy the major portion of this area, about 45 acres, with the balance of approximately 20 acres to be devoted to private non-residential use. This

area of non-residential use would form the eastern boundary of the high school site, and lie generally between the school site and the present Dudley Street shopping area.

The site, while admittedly below a suburban ideal in size, would permit construction of buildings and playing fields far above those possible in most urban situations and above that now available at any other high school in the in-lying part of the Boston metropolitan area. This site, if selected for the school, would be acquired by the Redevelopment Authority and turned over to the City of Boston. A draft of a Cooperation Agreement covering these conditions is contained in Appendix C.

3. Forest Hills Site. The site at Forest Hills is about 25 acres in size, and is made up of parcels in private ownership, of which the major portion of 17 acres is presently a part of Arnold Arboretum. All parcels would be affected to a greater or lesser extent by the proposed Southwest Expressway and MBTA extension.

   Acquisition of the full site is contigent on relocation of the alignment of the Boston and Providence Railroad, Needham Branch, between Forest Hills and Arboretum Road. Without that relocation, about 18 acres will be available. The latest statements of the Southwest Corridor Study technical and policy committees indicate that such relocation is feasible and perhaps necessary. A firm agreement on the matter should be reached with the MBTA before a decision for this site is made. A draft of such an agreement is contained in Appendix C.

   The site at Forest Hills, 25 acres, would appear to be close enough to the minimum 30 acres required that it is feasible for the school. However, a part of the site slopes very steeply, and 4 to 5 acres of the site have a subsoil of peat to a depth of 40'. The conditions will make utilization of the full 25 acres extremely expensive.

   The Forest Hills site is, of course, directly adjacent to the magnificent Arnold Arboretum, which provides a very considerable amount of most attractive open space, which would be of at least indirect value in enlarging the size of the site.

   Based on a first-hand inspection of the Forest Hills and Madison Park locations in their respective present conditions, it is clear that the Forest Hills site is much more attractive. When all of the substandard properties in the Madison Park site have been proposed and equally the adjacent substandard properties have been replaced by new highways, this advantage will decline very substantially and perhaps even disappear. The South End Project across the Inner Belt has been approved by the Authority, and if carried out, will certainly eliminate a major adjacent source of blight and improve an existing residential neighborhood.

ACCESSIBILITY

Both the Madison Park site and the Forest Hills site are close to transit stations. Madison Park is close to Dudley Station, and the Forest Hills site to the Forest Hills Station, both on the Forest Hills Everett MBTA main line. Both sites will either be as well served or better served by the new MBTA line proposed to follow the main line of the New York, New Haven, and Hartford Railroad. Under the proposal for a new line, the Madison Park site would be served by a new station approximately at Roxbury Crossing; the Forest Hills site would be served by a new station either at the Arborway or adjacent to the site itself.

Both sites, primarily because of their proximity to existing and proposed stations, will be highly accessible to students throughout the city. The average trip time for all students will run about twenty minutes, with Madison Park having a slight time advantage over the Forest Hills site.

From the point of view of accessibillty for students, both Madison Park and the Forest Hills sites are quite acceptable. Because of the location on the Inner Belt, the Madison Park site will be more readily accessible by car for other than school use in its proposed after school hours and summer-time role as an educational and cultural center for the city.

A critical issue is the schedule for provision of the new stations and relocation of that part of the new transit line which will follow the Needham Branch of the railroad. The new line, with the new stations, should be in operation about the fall of 1969. This would permit opening of the school in minimum time at either site, unimpeded by an operating rail line at the Forest Hills site or served by a new station at the Madison Park site.

AVAILABILITY

It is estimated by the Office of Program Development of the School Department that an educational program for the school will take at least six months to develop. The architect estimates that translating the educational specifications into a space program, preliminary and final designs for the school and all the necessary reviews and approvals as well as preparation of the construction contract documents, will require eighteen months to two years, with the higher figure the most likely one.

Acquisition of land should match as closely as possible the time for development of the eudcational program. Preparation of the site, including as required, relocation of families and businesses, demolition of buildings, relocation of utilities (particularly, in the case of the Forest Hills site, the rail line) and acquisition by the MBTA of the new alignment and preparation of plans and contract drawings for the new line and stations, all these should not take longer than preparation of plans for the school. The new MBTA line and stations should be in construction at the same time that the school is, and should be open at the same time the school is open. The draft cooperation agreement (Appendix C) covers these points.

1. West End. The problem at the West End was described briefly above but has not been gone into more extensively because the site itself is so small that is does not appear feasible to place the school there.

   Paul Rudolph, one of the two architectural firms that will be designing the school, has done some work on a site in this area. He has made a study of the possibility of use of additional area in the vicinity as a part of the Campus. However, additional land will not become available in this area for the foreseeable future.

2. Madison Park. The Madison Park area is a part of the city which, with the exception of a few buildings, is in an advanced state of deterioration with a high rate of vacancy of both land and buildings. The area clearly qualifies for clearance on the basis of these conditions. It is estimated that Redevelopment Authority approval of a project to acquire the land for a school would take two months, and city approval, six months, perhaps less. Federal reviews could be concurrent with local reviews and approval would not take additional time. This period very nearly matches the time to develop an educational program. Preparation of the site, including relocation of site occupants, could be accomplished in far less time than design of the school.

   The architect has indicated that it would be desirable to make the housing project at the corner of Tremont and Ruggles Street a part of the site plan. See Appendix A, Section 2. In addition, it should be noted that it is the policy of the Redevelopment Authority not to acquire church property unless the church itslef has indicated an interest in this acquisition.

   The draft forms for a possible urban renewal project are included in Appendix D, Section 1.

Work on the Inner Belt, Southwest Expressway and new MBTA alignment and Roxbury Crossing station should also meet the schedule of construction.

3. Forest Hills. The construction schedule of the Southwest Expressway itself, service roads, minor street changes and the MBTA alignment are also a factor at the Forest Hills site. At the Forest Hills site, the time problem insofar as the construction of the new transportation facilities are concerned, is the same as Madison Park and the minimum time schedule of the school should be met here as at Madison Park.

   At the Forest Hills site, the problem is acquisition of the rail line which is now in operation. This line makes up approximately one acre of the site, but more importantly separates the major portion of the site (18 acres) from the rest and is a part of the site on which some of the school would be built. In order to meet the land preparation and construction schedule, it is possible that this rail line which now carries commuter traffic and occasionally freight, would be out of operation for a period of a year or more before substitute MBTA service would be in operation. This would require actions by the trustees of the New Haven and the Interstate Commerce Commission independent of the MBTA construction on a new alignment. This timing will be a major hold-up. A possible way out would be either to design and construct the school in such a way as to make continued operation of the line possible, or to phase construction of the school with the same end in view. If this is not possible, a year or more of time must be added to the school opening on the Forest Hills site.

   The major portion of the site is owned by Harvard University. A number of smaller parcels will be taken for the Southwest Expressway and the school will use only the back portion of these deep lots. No unusual problems of acquisition should be present at the Forest Hills site other than the rail line.

   The architect has suggested that the possibility of acquiring additional private property along South Street be considered, particularly if the Expressway interchange at the Arborway makes inroads in this area. Such acquisition would add approximately $600,000 to acquisition cost and is not recommended.

   Data on ownership, assessed and estimated market value is included in Appendix D.

COST

The major factors in cost which differentiate the sites are costs of acquisition and any special foundation costs which will be incurred through soil conditions peculiar to the site.

1. West End. Existing option to purchase of the leasehold agreement places a value of $1.35 per square foot on the residential land. Consequently, while the site is small, it would be expensive, running from $500,000 to $600,000, depending on a finally determined price and the exact size.

   Only minor soil problems are present in the area and special foundation costs per square foot of building ground coverage would be minimal, about $66,500.

   The total estimated acquisition and special foundation cost at West End is approximately $620,000. Another special factor at this site is the provision of parking in structure rather than at grade as at the other sites. The extra cost for this work would be in the order of $500,000.

2. Madison Park. The BRA's cost of acquisition of the site in the Madison Park area is estimated at just over 2.5 million dollars. After land write-down, the cost to the School Department for a school would be in the neighborhood of $400,000 to $500,000, depending on final reuse appraisals and site size. Some special foundation costs would be incurred at Madison Park. The cost range of this work is from $400,000 to $600,000, with a likely figure somewhere in this range.

   The total of acquisition cost and foundation cost at Madison Park is approximately $960,000.

3. Forest Hills. The approximate market value of the Forest Hills site is $230,000. This estimate is based on the ratio of assessed value to sale price characteristic of the area in recent years and is subject to revision at the time of appraisal of the properties on the site itself. Acquisition of private property adjacent to the site would add an estimated $600,000 to acquisition cost. This acquisition is not proposed. See Appendix D.

   Much of the Forest Hills site is in the Stony Brook Valley which now runs in culvert through a corner of the site. Through the site runs one of the tributary brooks. The site also contains a wet area which is a pond in all but the driest weather. The area surrounding the pond is peat and expensive caisson and structural slab foundation work is required (see Appendix D, Section 3, Soils Data). At Forest Hills, special foundation work will be approximately $1,541,000.

   The total estimated cost for acquisition and special foundation work at the Forest Hills site is $1,770,000.

Three Sites Compared

ESTIMATED COST OF ACQUISITION AND FOUNDATION

	Acquisition	Special Foundation Work	Total
West End	\$500,000 - \$600,000	\$ 67,000	\$ 617,000*
Madison Park	\$400,000 - \$500,000	\$ 392,000 - \$624,000	\$ 958,000
Forest Hills	\$230,000	\$1,541,000	\$1,771,000

Source:

Acquisition:

1. West End: leasehold agreement BRA and Charles River Park.
2. Madison Park: reuse appraisals of nearby sites for public uses.
3. Forest Hills: Assessor's records and current assessment to sales values of recent sales in the area.

Foundation: Engineering report, see Appendix D.

TOTAL: Average of high and low acquisition and foundation costs.

* Because of the limited site, parking in structure would be required at this site. The extra cost is estimated at approximately \$500,000 (200 cars @ 300 sq. ft./car. \$10/sq. ft., less the cost of providing the same space at grade).

SUITABILITY

The suitability of any site for the proposed Campus High School may be evaluated from the point of view of the school, from the point of view of the immediate environs of the school or from the point of view of the city as a whole. Briefly, the question is--is a school on this site beneficial to the school, to the surroundings, to the city as a whole?

It would appear that from the point of view of the school at a visually pleasant site, the Forest Hills site is preferable. Only from this point of view the Forest Hills site is better than Madison Park, and only for the present.

At the Madison Park site the school is in an area closer to downtown, closer to the educational and cultural complexes lying along Huntington Avenue and even now growing in the direction of this site. From the hill at the south of the site one may look north from the school and see the new buildings of Northeastern University, the Prudential Building and the other towers of Boston's growing skyline. The school site here would make the students visually a part of Boston's activities. At this site, cross-registration and field trips to other institutions and activities within walking distance would be a ready possibility. This is not so at the Forest Hills site.

From the point of view of the immediate area, the Madison Park site itself would benefit substantially by replacement of the vacant land and vacant, deteriorated and dilapidated buildings by a building that will undoubtedly be in the forefront of the nation architecturally as well as educationally.

On the other hand, two-thirds of the Forest Hills site is made up of a part of Arnold Arboretum and is now quite pleasant as an open area. This site would not so much gain as change through replacement of the open area with structures, however handsome.

From the point of view of the city as a whole, use of the Forest Hills site for anything other than its present use will be, to some degree at least, a loss. At a time when the need of preserving and enhancing natural beauty is being increasingly recognized, it could not be but a loss to remove an area such as the Forest Hills site. In Boston particularly, as in all old central cities, such beauty spots are in very short supply.

At Madison Park, the site suggested for the school is one which in time, through construction of the Inner Belt and Southwest Expressway, the new MBTA connection to downtown and the suburbs, and because of its proximity to Northeastern, Symphony Hall, to the Museum, the Hospital, will become a sought-after site for development for uses requiring high accessibility to business centers, research institutions and yet requiring more extensive land than is available in downtown itself. Madison Park, with construction of the new transportation facilities, will become an area offering a high tax revenue potential to the city. From this point of view, it is not advantageous for the city to use this site for a school.

The new Campus High School will be unique in Greater Boston's educational firmament. The school will offer a range in curriculum, a range of facilities,

wider and better than any school in Greater Boston. To this school will come students from every part of the city, of every background, of every intellectual level and every talent. This building will be not only unique educationally but one of the single most important buildings that the City of Boston is likely to construct in this generation. Balancing possible tax revenues against the unique importance of the school, it would seem preferable that the city choose the school rather than some other use for that spot.

APPENDIX

CAMPUS STUDY

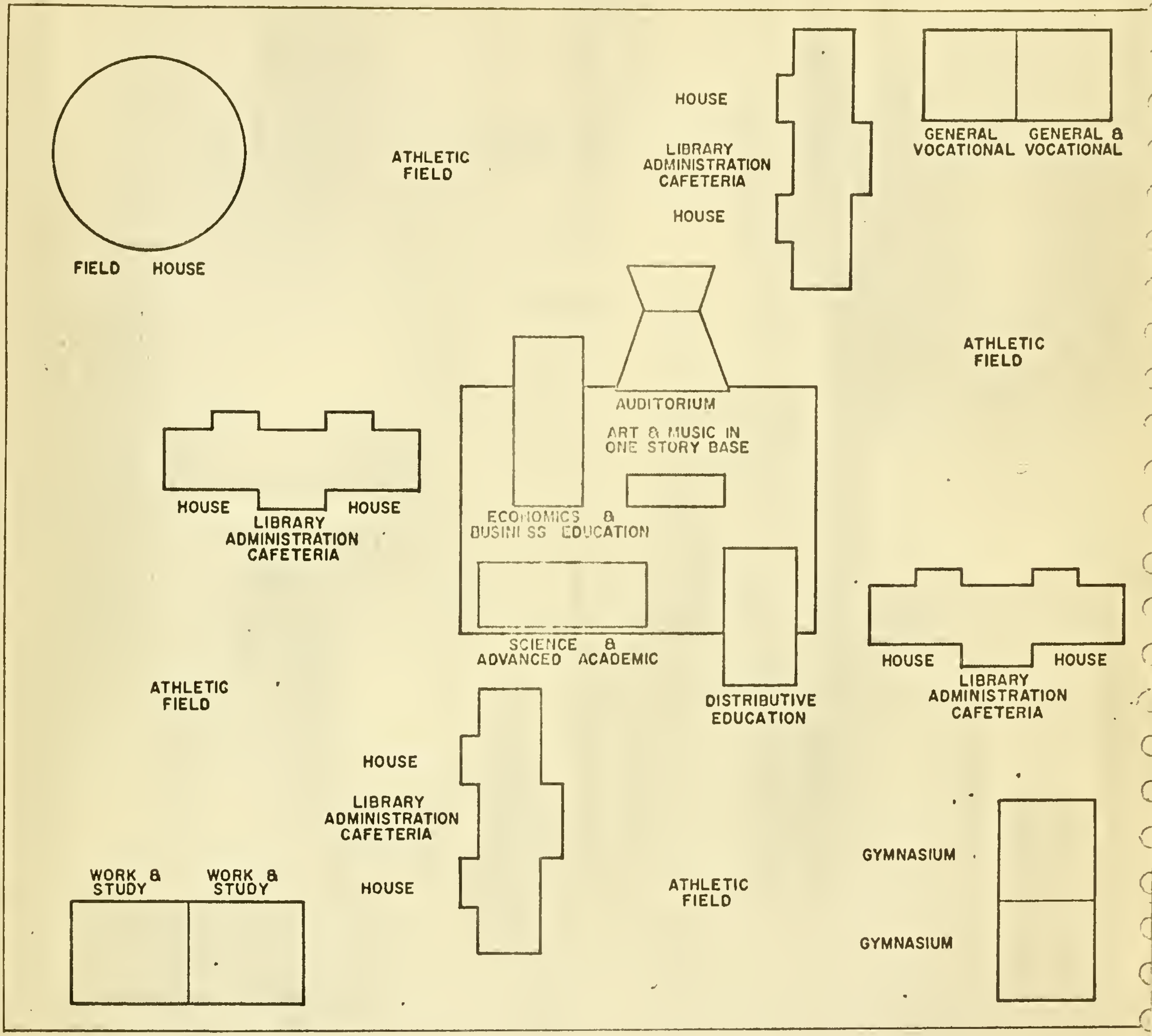
APPENDIX B

Sec. 1

Site Diagram

Source: Boston Schools 1962

Figure 4



KEY TO PROPOSED CAMPUS HIGH SCHOOL

APPENDIX B

Sec. 2

Preliminary Architectural Program

PRELIMINARY PROGRAM STUDY

1. Revised program of Spaces:
   Compiled by Paul Rudolph, Architect
   July, 1965

2. Summary of program from
   Clinchy Report
   May, 1965

3. Summary of Spaces from
   Campus High School Study
   1962 (Sargent) Report on Boston Schools

REVISED PROGRAM OF SPACES — Paul Rudolph, Architect

A.	INSTRUCTIONAL HOUSE		550 students each
	6 in First Stage (3100 students) 2 in Second Stage 2 in Third Stage		
1.	Learning Center		
	House Library:		
	Stacks (10,000 vols)	1,000	
	Reading Room, Carrels	1,500	
	Seminar Spaces, 3 @ 300	900	3,500 sq. ft.
2.	Academic Spaces		
	320 students in class would require 13 classrooms; but assume some in library, project area, etc.		
	Say 12 @ 1,000 sq. ft.		12,000
3.	Combination Common Room, Dining Room & Project Area		
	Dining: 14 sq. ft. per student x 550 = 7,700 sq. ft.		
	Assume 60% capacity:	4,600	
	Serving Kitchen & Dishwashing	800	
	Project Area, Workshop & Commons	3,200	8,600
4.	House Administration		
	Headmaster & General Office	1,300	
	Teachers Offices,		
	Say 16 @ 90	1,500	
	Guidance	500	
	Health	1,000	4,300
5.	Language Lab, Audio-Visual Rm.		1,200
6.	Theatre-Lecture Hall		
	400 seats @ 7-1/2	3,000	
	Stage, Dressing Rms, Wings	2,000	5,000
7.	Toilets:		
	Girls: 24 w.c. 3 @ 450 sq. ft.	1,350	
	Boys: 14 w.c., 22 urinals 3 @ 450 sq. ft.	1,350	
	Teachers	300	3,000
8.	Plus 35% for walls, circulation, etc.		13,200
	TOTAL		50,800 sq. ft.

REVISED PROGRAM OF SPACES — Paul Rudolph, Architect

A.	INSTRUCTIONAL HOUSE	550 students each	
	6 in First Stage (3100 students) 2 in Second Stage 2 in Third Stage		
1.	Learning Center		
	House Library:		
	Stacks (10,000 vols)	1,000	
	Reading Room, Carrels	1,500	
	Seminar Spaces, 3 @ 300	900	3,500 sq. ft.
2.	Academic Spaces		
	320 students in class would require 13 classrooms; but assume some in library, project area, etc.		
	Say 12 @ 1,000 sq. ft.		12,000
3.	Combination Common Room, Dining Room & Project Area		
	Dining: 14 sq. ft. per student x 550 = 7,700 sq. ft. Assume 60% capacity:	4,600	
	Serving Kitchen & Dishwashing	800	
	Project Area, Workshop & Commons	3,200	8,600
4.	House Administration		
	Headmaster & General Office	1,300	
	Teachers Offices,		
	Say 16 @ 90	1,500	
	Guidance	500	
	Health	1,000	4,300
5.	Language Lab, Audio-Visual Rm.		1,200
6.	Theatre-Lecture Hall		
	400 seats @ 7-1/2	3,000	
	Stage, Dressing Rms, Wings	2,000	5,000
7.	Toilets:		
	Girls: 24 w.c. 3 @ 450 sq. ft.	1,350	
	Boys: 14 w.c., 22 urinals 3 @ 450 sq. ft.	1,350	
	Teachers	300	3,000
8.	Plus 35% for walls, circulation, etc.		13,200
	TOTAL		50,800 sq. ft.

B. CENTRAL FACILITIES

1.	Central Administration, plus		
2.	Central Guidance & Health		12,000 sq. ft.
3.	Central Library & Instructional Resources Center		
	Stacks, 100,000 volumes	10,000	
	Instructional Resources: Films, Tapes, Slides, Equipt.	3,600	
	Offices, workrooms	1,400	
	Seminar spaces	2,000	
	Study Carrels,		
	Say 100 @ 30 (including circulation)	3,000	
	Reading Room (s)	4,000	
	Toilets	1,000	25,000
4.	Central Kitchen Facilities		2,000
5.	Plus 35% for walls, circulation, etc.		13,700
	TOTAL		52,700

C. CENTRALIZED SCIENCE, ART & BUSINESS FACILITIES

1. Science Laboratories and

2. Workshops (Science)

60,000 sq. ft. from 1962 Sargent Report: with 300 science students equals 200 sq. ft. per student (including offices, special labs, circulation, etc.

Could include special library:		
Stacks, 20,000 vols:	2,000	
Reading Rms, study spaces	1,500	
Library offices, workroom	500	
TOTAL	4,000	60,000 sq. ft.

3. Graphic Arts and

4. Performing Arts (music, drama, dance)

40,000 sq. ft. from 1962 Sargent Report 200 students @ 200 sq. ft.	40,000

5. Large Theatre-Auditorium

To serve both school and community

Stage:	3,500	
Stage workshops	1,500	
Scenery storage	1,000	
Costume	600	
6 Dressing Rooms	700	
Toilets	300	
Greenroom (also for class, rehearsal)	800	
TOTAL Backstage:	8,400	
Main seating level:		
2400 seats @ 8 sq. ft. (with perhaps 600 in balcony)	19,200	
Lobby:	1,500	
Including circulation, say		31,000

6. Industrial Arts Shops and

7. Home Arts Rooms

Sargent Report: "General Vocational" (?) Indicated 200 students for Phase I plus 200 for Phase IV)

400 students @ 100 sq. ft. (including offices, circulation, toilets, etc.)	40,000

8. Business Education

Sargent Report: 40,000 sq. ft. for 300 students = 133 sq. ft. per student, (including offices, circulation, toilets, etc.)	40,000

9. Specialized Library:

Above spaces are probably large enough to accommodate one or more specialized branches of the Central Library

TOTAL	211,000

NOTE:

As indicated above, most of the areas in this section (C) are the areas used in the 1962 report on Boston Schools, (Sargent Report) as taken from the charts for the proposed Campus High School contained therein, since no specific program information is currently available. An exception is the programing for the large Theatre-Auditorium, which seemed grossly inadequate in terms of the usage contemplated in the Clinchy report.

D. RECREATIONAL & ATHLETIC FACILITIES

10 Teaching Stations

1. (2) Large Double Gymnasia 20,000

2. Olympic Sized Pool

Covered, to convert to outdoor
Pool for summer use

3. Large Field House 32,000

4. Playing Fields

a. Football (practice) and Track
b. Baseball
c. Softball
d. Field Hockey
e. Soccer
f. Tennis
g. Volleyball
h. Badminton
i. Handball

All of the above fields not necessarily required.

No stadium is contemplated.

SUMMARY FROM CLINCHY REPORT

MAY, 1965

A. THE INSTRUCTIONAL "HOUSE" about 500 students

1. Learning Center
   - a. House Library & Instructional resource center (branch of central library)
   - b. Small group Seminar Spaces
   - c. Individual study carrels
2. Academic Spaces (classrooms)

   Flexible space to change with needs
3. Combined Common Room, Project Area & Dining Facility
   - a. Tables, chairs, some lounge furniture
   - b. Small Work Shop to serve project work within the area.
   - c. Kitchen: If central Kitchen Facilities are planned, "Houses" would need only serving and warming facilities, (plus some equipment for special "House" functions or community gatherings at night when food is served.
   - d. Possible snack bar.
4. "House" Administration (under Central Administration)
   - a. Headmaster's Office
   - b. Assistant Headmaster's Office
   - c. Small office for each teacher
   - d. Guidance Counsellors
   - e. Health Personnel
5. Specialized Spaces
   - a. Language Laboratory
   - b. Small TV Studio & Audio-Visual Room (For viewing noisy films and listening to Stereo recordings by use of headsets).
6. 300-400 seat Theatre-Lecture Hall
   - a. Drama
   - b. Music
   - c. Audio-Visual
   - d. Community Use at Night

B. CENTRAL FACILITIES (large enough to service completed 5500 student complex)

1. Central Administrative Offices

2. Central Guidance and Health Offices

3. Central Library & Instructional Resource Center

   a. Books, periodicals, reference materials (80 - 100,000 Vol. Min.)

   b. Films, recordings, audio-visual tapes

   c. Seminar Group Spaces

   d. Independent Study Spaces

4. Central Kitchen Facilities
(food distributed by carts to the "Houses")

C. CENTRALIZED SCIENCE, ART & BUSINESS FACILITIES

(Combined within one large Facility so not to segregate interest groups)

1. Science Laboratories

2. Workshop Laboratories

3. Graphic Arts

4. Performing Arts: Music, drama, dance.

5. Large Theatre-Auditorium (divisible for varied use)

Note: In addition to the school program, the school facilities should function as a smaller "Lincoln Center" for Performing Arts, activities including:

   a. Public Concerts: Popular, jazz, classical

   b. Repertory Theatre

   c. Dance

   d. Films

   e. Art Shows

   f. Lectures

6. Industrial Arts Shops

7. Home-Arts Rooms

8. Business Education Facilities

9. Specialized Library & Instructional Resource Center

III.

SUMMARY OF SPACES FROM
1962 (SARGENT) REPORT ON BOSTON SCHOOLS

(AREAS deduced from block plans, fig. 4, "Study of Proposed Campus High School 1962 Report on Boston Schools.

A. INSTRUCTIONAL HOUSES — 57,000 sq. ft. per pair

(Max. 550 students each)

Houses appear to share library administration & cafeteria

B. General Facilities

In Clinchy Report these are:

- a. General Administration
- b. Central Guidance & Health
- c. Central Library
- d. Central Kitchen

Can identify no corresponding units in 1962 Sargent Study.

C. Centralized Facilities — 65,000 sq. ft.

a. Science Laboratories (and Advanced Academics)	
b. Graphic & Performing Arts	94,000
c. Theatre-Auditorium	12,500
d. General Vocational (Industrial Arts & Home Arts)	40,000
e. Economics & Business Ed.	40,000
f. Specialized Libraries	none

D. Recreational & Athletic Facilities

a. 2 Gymnasia	20,000 sq. ft.
b. Field House	32,000 sq. ft.
c. Pool (none indicated)	
f. Playing Fields	

E. Fig. 3 of 1962 Report also includes the following which cannot be identified in Clinchy program:

a. Distributive Education	31,500 sq. ft.
b. Work & Study	40,000 sq. ft.

TOTAL AREA OF BUILDINGS SPACE:

Central Facilities:	375,000
4 Pair of Instructional Houses	228,000
	603,000 sq. ft.

STUDY DISTRIBUTION

Number of students in various study areas
at any given time during school day.

Taken from 1962 Report on Boston Schools,
(Sargent Report), Campus High School
section.

		(PHASE I)	(PHASE II, III, IV)	
A.	Houses @ 400 ea.	1600	1600	Students
B.	Science	300		
C.	Advanced Academic & Academic (?)	300		
D.	Economics & Business Education	300		
E.	Work-Study (?)	200	200	
F.	General Vocational (Home-Arts, Industrial Arts (?)	200	200	
G.	Art, Drama, Music	200		
H.	Distributive Education (?)		200	
I.	Experimental School (?)		200	
		3100	2400	Students
TOTAL			5500	Students

APPENDIX C

Draft Cooperation Agreement

COOPERATION AGREEMENT

AGREEMENT, made this day of , 1965, by and between the Boston School Committee (Committee); the Board of Commissioners of School Building (Board) ; the Superintendent of Schools of Boston (Superintendent) ; the Massachusetts Bay Transportation Authority (MBTA) ; and the Boston Redevelopment Authority (BRA).

WHEREAS, the Committee, Board, and Superintendent desire a site for replacement of Boston English High School which will permit construction on a campus plan of educational facilities for an eventual enrollment of 5,000 to 5,500 students and presently are considering two sites which are hereinafter defined as the Madison Park Site and the Forest Hills Site, respectively; and

WHEREAS, it will be necessary that any site chosen for the school be provided from the earliest date of use with public transportation facilities making such site convenient of access from any part of the City, and the MBTA desires to increase its patronage by providing such facilities; and

WHEREAS, the MBTA desires to locate a portion of its rapid transit service along a right-of-way which will be a part of the so-called Southwest Corridor, and expects to negotiate an agreement with the owners of the Boston & Providence Railroad Co. "Mainline" track for the use of such track for such service along such right-of-way; and

WHEREAS, BRA, as the planning agency for the City of Boston and the redevelopment authority empowered by law to propose and undertake urban renewal projects under Federal and State law, expects to propose a redevelopment plan for that portion of Boston in and around Madison Park, and if such a redevelopment plan receives the approvals required by law, BRA would be in a position to make available a parcel of land of sufficient size and the necessary characteristics for the said high school site.

NOW, THEREFORE, in consideration of the mutual agreements herein contained, the parties hereby agree as follows:

1. The BRA agrees that if the Board and Superintendent choose as the site for the proposed replacement for the present Boston English High School the area immediately south of the present Madison Park and the proposed innerbelt right-of-way, east of the proposed Southwest Corridor, north of Dudley Street, and west of Shawmut Avenue, (hereinafter called the "Madison Park Site"), the BRA will seek the necessary Federal, State, and municipal approvals and funds to acquire not less than thirty (30) acres of land, which after acquisition but not later than June 30, 1966, and subject to necessary approvals, will be sold by the BRA to the City of Boston at the lowest price possible consistent with the necessary re-use appraisals and approval of the Housing and Home Finance Agency.

2. The BRA further agrees that in the event that the parcel of land which lies east of South Street and west of the proposed Southwest Corridor, and which includes a portion of Arnold Arboretum presently owned by Harvard University (hereinafter called the "Forest Hills Site") is selected as the site for the proposed high

school, and is purchased or taken by eminent domain by the City of Boston, the BRA will apply to the Housing and Home Finance Agency, for and on behalf of the City of Boston, for a grant under Section 704(a) of the Housing Act of 1965 for funds to cover interest charges on acquisition by the City of such land.

3. The Board, Committee, and Superintendent agree that if the Madison Park Site is selected for the school and is made available in the manner described in 1. above, they will do everything reasonably within their power to cause the City of Boston to acquire such site in accordance with the terms described in 1. above, and will cause there to be erected on said site as soon as reasonably possible the proposed replacement for Boston English High School, with education facilities so staged and constructed to permit enrollment of not less than 5,000 students.

4. The Board, Committee, and Superintendent agree that if the Forest Hills Site is selected for the school and acquired by the City of Boston, and if that portion of the Hartford & NewHaven Railroad's "Needham Branch" right-of-way, and the service provided thereon, which lies west of the proposed service road on the west side of the proposed Southwest Corridor and north of the proposed extension of Walk Hill Street is removed from such area, they will do everything reasonably within their power to cause the City of Boston to acquire the Forest Hills Site, and will cause the high school to be erected thereon as soon as reasonably possible, with education facilities so staged and constructed to permit enrollment of not less than 5,000 students.

5. The MBTA agrees that in the event that the Madison Park site is selected for said school, and in the event that the MBTA is successful in securing on or before   , 196 , the purchase or lease of the Boston & Providence "Mainline" right-of-way, it will construct and have ready for service by the end of 1969 a new rapid transit station at or close to the place known as Roxbury Crossing. Such station will provide full and adequate facilities for service to students and faculty of the high school.

6. The MBTA agrees that in the event that the Forest Hills Site is selected for the proposed high school, the MBTA will provide rapid transit service to such site in accordance with one or more of the following alternatives:

   (i) The present Forest Hills elevated station will adequately service the site and will be continued in operation until an alternative station is in service.

   (ii) In the event that the MBTA is successful in securing on or before   , 196 , the purchase or lease of the said Boston & Providence right-of-way, it will construct and have ready for service by the end of 1969, a new station, replacing the present Forest Hills facility, which would also be convenient of access to the Forest Hills Site.

(iii) In the event that rapid transit service is commenced to West Roxbury, it will do everything reasonably within its power to ensure that that section of the "Needham Branch" right-of-way as described in 4. above will be moved out of the Forest Hills Site, and will construct an additional station on said Branch also providing convenient access to the Forest Hills Site.

IN WITNESS WHEREOF, the parties have respectively caused this Agreement to be duly executed as of the day and year first written above.

____
Corporation Counsel
City of Boston

____
General Counsel
Massachusetts Bay Transportation Authority

____
General Counsel
Boston Redevelopment Authority

BOSTON SCHOOL COMMITTEE

By ______________________________

BOARD OF COMMISSIONERS OF SCHOOL BUILDING

By ______________________________

____
Superintendent of Schools

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

By ______________________________

BOSTON REDEVELOPMENT AUTHORITY

By ______________________________
Development Administrator

APPENDIX D

Sec. 1

Madison Park Acquisition Data and Draft Urban Renewal Forms

MADISON PARK - PROPOSED SITE FOR CAMPUS HIGH SCHOOL

Total Acreage = 1,796,726 sq. ft. (41.25 acres)
Streets = 368,742 sq. ft. (8.47 acres)
Land = 1,427,985 sq. ft. (32.78 acres)

Total Assessment = $2,286,600
Land Assessment = 810,200
Bldg. Assessment = $1,476,400

Total Fair Market Value = $2,858,250
Land Fair Market Value = $1,012,750
Bldg. Fair Market Value = $1,845,500

Total Fair Market Value = $2,858,250
Taxable = $1,856,125
Tax-Exempt = $1,002,125
* Foreclosed = $ 214,250
** Other = $ 787,875

* A portion of this amount is already owned by the City of Boston.

** Tax Empt : $278,000
Tax Foreclosed : 509,875
$787,875

Page 1 of 6

Form approved
Budget Bureau No. 63-R884.5

H-6120
(11-63)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SUMMARY OF PROJECT DATA
(Urban Renewal Program)

PROJECT LOCALITY
CAMPUS HIGH SCHOOL

PROJECT NAME
AREA I

PROJECT NUMBER

CONGRESSIONAL DISTRICT IN WHICH PROJECT AREA IS SITUATED

INSTRUCTIONS: Place original and 2 copies in Binder No. 1, and one copy each in other binders.

A. CATEGORY OF PROJECT ELIGIBILITY *(Check one; see Urban Renewal Manual, Chapter 3-2)*

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
☐ I	Predominantly residential	Built up	Any
☐ II	Predominantly residential	Predominantly open land	Any
☐ III	Not predominantly residential	Built up	Predominantly residential
☐ IV	Not predominantly residential	Predominantly open land	Predominantly residential
☐ V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
☐ VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
☐ VII College, University, or Hospital	Any	Built up	Any
☐ VIII College, University, or Hospital	Any	Predominantly open land	Any
☐ IX	-	Open land	Predominantly residential
☐ X	-	Open land	Not predominantly residential
☐ XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
☐ XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
☐ ____			

B. TYPE OF TREATMENT OF AREA

☒ CLEARANCE AREA ONLY *(Complete Blocks C, F, and G)*
☐ CONSERVATION AREA ONLY *(Complete Blocks C, H, and I)*
☐ COMBINATION OF CLEARANCE AND CONSERVATION SECTIONS *(Complete Blocks C through I)*

SUBMITTED BY:

Date	Signature
Local Public Agency	Title

DATA ON CLEARANCE AREA, OR CLEARANCE SECTIONS OF PROJECT AREA

F. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	ACREAGE						CONDITION OF BUILDINGS				ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER STRUCTURALLY SUBSTANDARD AND REQUIRING CLEARANCE	NUMBER WARRANTING CLEARANCE TO REMOVE BLIGHTING INFLUENCE	
		IMPROVED		UNIMPROVED							
		WITH BUILDINGS OR STREETS	WITH OTHER IMPROVEMENTS		TO BE ACQUIRED	NOT TO BE ACQUIRED					
TOTAL	67.4	50.2		17.2	67.4						
1. Streets, Alleys, Public Rights-of-Way, Total	14.8	14.8			14.8						
a. Major Transportation											
(1) With Federal Highway Aid											
(2) Without Federal Highway Aid											
b. Other Streets, Alleys, Public Rights-of-Way											
2. Residential, Total	35.5	22.4		13.1	35.5						
a. Dwelling Purposes	26.5	13.4		13.1	26.5						
b. Related Public or Semipublic Purposes	9.0	9.0			9.0						
3. Nonresidential, Total	17.1	13.0		4.1	17.1						
a. Commercial	5.3	3.5		1.8	5.3						
b. Industrial	11.8	9.5		2.3	11.8						
c. Public or Semipublic (Institutional)											
d. Open or Unimproved Land Not Included in 3a, b, or c above											

G. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area *(in Acres)* of Parcels With Buildings	50.2	50.2			
2. All Buildings	330	330			
a. Residential Buildings	285	285			
b. Nonresidential Buildings	45	45			
All Dwelling Units	559	559			
a. In Buildings With Deficiencies	352	352			
b. In Standard Buildings	207	207			

Form approved
Budget Bureau No. 68-R888.3

H-6101
(9-62)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

URBAN RENEWAL AREA DATA

(In Support of Form H-6100, Survey and Planning Application)

(TO BE FILLED IN BY HHFA)

PROJECT OR PLAN NUMBER: CAMPUS HIGH SCHOOL POSSIBILITY

LOCALITY: AREA 1

DATE RECEIVED:

INSTRUCTIONS: Place original and 1 copy in Binder No. 1, and one copy each in other Binders.

A. Accompanies Form H-6100 executed on ______________ (Date) with regard to an application for (Check one)

☐ SURVEY AND PLANNING OF AN URBAN RENEWAL PROJECT ☐ PREPARATION OF GENERAL NEIGHBORHOOD RENEWAL PLAN

B. AREA NAME OR DESIGNATION (From Form H-6100)

MADISON PARK

C. GENERAL LOCATION OF AREA

LOWER ROXBURY PORTION OF ROXBURY -
NORTH DORCHESTER GNRP AREA

CONGRESSIONAL DISTRICT(S) IN WHICH AREA IS SITUATED

12th DISTRICT

COUNTY IN WHICH AREA IS SITUATED

SUFFOLK

PROXIMITY OF AREA TO BUSINESS DISTRICT (Check one)

☐ IN OR ADJACENT TO CENTRAL BUSINESS DISTRICT
☐ IN OR ADJACENT TO OUTLYING BUSINESS DISTRICT
☑ NOT IN OR ADJACENT TO BUSINESS DISTRICT

D. CHARACTER OF AREA (Check one below)

☑ BUILT UP
☐ PREDOMINANTLY OPEN
☐ OPEN

(Check one below unless "Area" is "Open")

☑ PREDOMINANTLY RESIDENTIAL
☐ NOT PREDOMINANTLY RESIDENTIAL

E. PRESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITION OF BUILDINGS

ITEM	ESTIMATED ACREAGE IN AREA BY PRESENT CHARACTER OF LAND			ESTIMATED NUMBER AND CONDITION OF BUILDINGS		
	TOTAL	IMPROVED LAND	UNIMPROVED	NUMBER OF BUILDINGS	WITH DEFICIENCIES	
					NUMBER	PERCENT
TOTAL	67.4	50.2	17.2	330	195	59.1
1. Streets, alleys, public rights-of-way	14.8	14.8	—			
2. Residential (including related public or semipublic purposes)	35.5	22.4	13.1	285	180	63.2
3. Nonresidential (including related public or semipublic purposes)	17.1	13.0	4.1	45	15	33.3

Sources of estimates: BUILDINGS IN C+D CONDITION CONSIDERED DEFICIENT

F. CONTEMPLATED NEW LAND USE (Check one)

☐ PREDOMINANTLY RESIDENTIAL USES
☐ NOT PREDOMINANTLY RESIDENTIAL USES

G. CONTEMPLATED TREATMENT OF AREA	NO. OF ACRES
TOTAL	67.4
1. Clearance and redevelopment	67.4
2. Rehabilitation and conservation	—

H-6101
(9-62)

H. ESTIMATED NUMBER AND CONDITION OF DWELLING UNITS

TOTAL	WITH DEFICIENCIES	STANDARD
559	352	207

Source of data:

☐ ______ HOUSING CENSUS ☐ OTHER SOURCES *(Specify)*
Year

I. ESTIMATED NUMBER OF SITE OCCUPANTS

	TOTAL	WHITE	NONWHITE
1. Families	397	60	337
a. To be displaced	397	60	337
2. Individuals	256	38	218
3. Business concerns	138	▨	▨

Source of estimates:

J. ENVIRONMENTAL DEFICIENCIES

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS *(Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)*
1. Overcrowding or improper location of structures on the land	
2. Excessive dwelling unit density	
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	
6. Unsafe, congested, poorly designed, or otherwise deficient streets	
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	
8. Other equally significant environmental deficiencies	

PHLBR-Washington, D. C.

APPENDIX D

Sec. 2

Forest Hills Site Ownership Data

ARBORETUM AREA - PROPOSED SITE OF CAMPUS HIGH SCHOOL

Address	Block	Parcel No.	Lot Area	(#)Assessments Land	Bldg.	Total	Approx. Mkt Value	Supposed Owner
3801 Washington St.)		2837)	Tot.43,816	8900	(1)			B&P Railroad
3803 Washington St.)		2838)	SITE 19,200	3900		3900	$ 9,800(C)	Davis Monumental
)	167							
3833 Washington St.)		2845	Tot. 9,300	3348				F.P.Davis-Monumental Works
			SITE 2,000	@36¢ p/ft 720		720	$ 1,809(C)	
3841-43 Washington St)		2848	Tot.9,779	2000				
			SITE 8,000	1636	(2)	1636	$ 4,110(C)	Jennie Vozella
*3859 Washington St.)		2852	Tot.118,017	24,000				
			SITE 24,000	4872	(3)	4872	$12,241(C)	Alfred & Kath. Friss
South at Railroad	)	2822	SITE 124,000	@25.1¢/ft.) 31,124)		31,124	$78,200(C)	B&P Railroad
334 South	)74A	2824	SITE 160,000	4800		4800	$12,060(C)	Daniel Donovan
380 South (tax exempt)	)	2823	Tot. 783,000	31,300				
			SITE 749,600	29,954	+13,700	43,654	$109,683(C)	Pres. & Fellows-Harvard
			Site 1,086,800	Land $77,006	$39,300	$90,706	$227,903	
				Bldg 39,300		25,600	(Bldgs assumed to be demolished by	
			Bldg & Land Tot.	$116,306		$116,306	highway)	

*Includes 3859, 3867, 3875, 3885 Washington St.; 7,9,15,19 Lanesville Terr.

(1)$7500 structure assumed to be demolished by highway
(2)$4500 " " " " " " "
(3)$13,600 " " " " " " "

(C)Computed by using latest sales-assessment ratio as determined by the type of structure & the area
(#) Assessment of portion of land for school site determined by using ratio of total assessment to total land area for each parcel.

Address	Block	Parcel No.	Lot Area	Assessments Land	Bldg.	Total	Approx. Mkt Value	Supposed Owner
4 Asticou Rd.	74A	2833	Tot. 57,386 BRA 48,100	17,000 14,246		14,246	$ 35,795	Auth.) Metropolitan Transit)
11 Asticou Rd.	74B	2808	4086	1300	5700	7000	$ 19,890(C)	Anna V. Beale
14 Asticou Rd.	74A	2831	2939	700	6000	6700	$ 19,035(C)	David & Marg Criorden
15 Asticou Rd.	74B	2809	3841	1300	6200	7500	$ 16,500	Gordon & Sadie Drapeau
18 Asticou Rd.	74A	2830	3251	800	6000	6800	$ 19,320(C)	Charles & Kath. O'Brien
19 Asticou Rd.	74B	2810	3999	1300	5900	7200	$ 20,455(C)	John & Helen Drummey
22 Asticou Rd.	74A	2829	3347	800	6000	6800	$ 21,500	Cath.& Mary Maguire
23 Asticou Rd.	74B	2811	4227	1400	5100	6500	$ 18,465(C)	James & Joseph Cunniff
26 Asticou Rd.	74A	2828	3157	800	6000	6800	$ 19,320(C)	Fred E.& Mary E.Maguire
27 Asticou Rd.	74B	2812	3178	1100	5900	7000	$ 19,890(C)	Ralph & Marg. Oram
28 Asticou Rd.	74A	2827	3933	1000	5000	6000	$ 10,500	Francis J.& Frances V. Quigley
31 Asticou Rd.	74B	2813	3280	1300	6200	7500	$ 21,310(C)	Henry & Julia Pezzella
35 Asticou Rd.	74B	2814	4111	1400	5600	7000	$ 18,890(C)	Edward B.& Mary C.Ryan
36 Asticou Rd.	74A	2836-3	4106	400	4500	4900	$ 13,920(C)	John Ryan & Roxy Thomson
39 Asticou Rd.	74B	2815	4127	2100	5900	8000	$ 16,500	Edward & Lorraine Kiernan
286 South St.	74B	2820	4419	2000	6500	8500	$ 24,150(C)	Sylvia M.Marquard
290 South St.	74B	2819	4342	2000	6500	8500	$ 24,150(C)	James D.&Catherine C. Glynn
294 South St.	74B	2818	4716	2000	4500	6500	$ 13,000	Nebah & Eva Bethoney
296-98 South St.	74B	2817	4275	1900	5600	7500	$ 21,310(C)	Martha E.O'Neil
300-02 South St.	74B	2816	3371	1500	6000	7500	$ 18,500	John & Edna Sullivan

(#2 Continued)

Address	Block	Parcel No.	Lot Area	Assessments Land	Assessments Bldg.	Total	Approx. Mkt Value	Supposed Owner
310 South St.	74A1	2836-2	4597	500	5000	5500	$ 17,500	Mary E. & Anna McLean
316 South St.	74A1	2836-1	4991	500	4100	4600	$ 15,500	James & Marg Cotter
320 South St.	74A	2825	5121	500	4700	5200	$ 14,775(C)	Ann M. Brooks
5 Martinwood Rd.	74A	2825-1	4512	400	4600	5000	$ 16,500	Annette Glynn
6 Martinwood Rd.	74A1	2836-6	5029	500	4500	5000	$ 16,000	Roger & Shelia Kelly
9 Martinwood Rd.	74A	2825-2	4880	400	4600	5000	$ 17,000	Elinor E. Gethins
15 Martinwood Rd.	74A	2825-3	11,685	800	4700	5500	$ 17,685(C)	Mary Healy
19 Martinwood Rd.	74A	2825-4	13,141	800	4700	5500	$ 17,685(C)	John McDonald
20 Martinwood Rd.	74A1	2836-5	5174	500	4700	5200	$ 16,700(C)	Mary McNally
26 Martinwood Rd.	74A1	2825-5	6301	400	4600	5000	$ 16,075(C)	Fred & Eleanor Brown
27 Martinwood Rd.	74A	2825-6	5314	400	4600	5000	$ 15,500	Kathleen & Marion Bowles
30 Martinwood Rd.	74A1	2836-4	4185	400	4600	5000	$ 16,000=	Henry & Mary Cunningham
31 Martinwood Rd.	74A	2825-7	5165	500	4500	5000	$ 16,075(C)	William & Ilene McIssac
			201,200	31,700	169,000	200,700	$605,395	
Streets:			32,000					
Asticou Rd.	18,000 sq.ft.		233,200					
Martinwood Rd.	14,000 sq.ft.							
	32,000 sw.ft.							
Totals: #1			1,086,800	77,006	39,300	116,306	$227,903	
#2			233,200	31,700	169,000	200,700	$605,395	
			1,320,000	108,706	208,300	317,006	$833,298	

Street Acreage .73 acres 32,000 sq. ft.
Land Acreage 29.56 acres 1,288,000 sq. ft.
30.29 acres

APPENDIX D

Sec. 3

Architect's Report

Engineer's Report

PAUL RUDOLPH
ARCHITECT

REPORT ON SITES
Under Consideration for the Proposed
CAMPUS HIGH SCHOOL

Boston, Massachusetts

August 12, 1965

GENERAL

Proceeding from a study of the 1962 *Report on Boston Schools* (the Sargent Report) and the 1965 *Program of Educational Inovation for the Boston Public Schools* (the Clinchy Report), we have compiled a preliminary program, included in this report,[1] as the basis for our sketch plans[2] of the Forest Hills and Madison Park sites. These sketches should not be considered as designs for the Campus High School, but rather as diagrams pointing in a direction and showing what is possible in the realm of land utilization at each site. The basic approach in each case is that outlined in the 1962 and 1965 School Committee reports: a school for a projected enrollment of 5500 students divided into 10 Instructional Houses of 550 students each but sharing central administrative, recreational, and specialized educational facilities. An attempt has been made to give a sense of organic completeness to each Instructional House so that the student can identify with it as a place, not simply as an undefined number of rooms in a larger structure. At the same time we have tried to relate the units in such a way as to give the entire complex a feeling of community.

An examination of the Boston Boring Log by our engineers has revealed a sufficient number of previous borings to enable us to form a reasonably complete notion of the subsoil conditions in each area. These are described in detail in our engineer's report which is appended. As a result of this research we feel that our evaluation of the foundation problems and the anticipated comparative foundation costs are valid and that no additional borings are necessary at this time.

1. See Appendix B

2. See Appendix A

WEST END SITE

(9.4 acres)

The West End site is manifestly too small to incorporate all of the requirements of the Campus High School program. We have proposed a schematic solution which obviates the necessity for high rise units and elevator service. Our plan envisions a one story "Circulation Floor" at the street level, which would accommodate most of the shared facilities, i.e. the central Administration, Health and Guidance facilities, the main Theatre-Auditorium, Library, Graphic and Performing Arts, the entrance lobbies to the Academic Houses above and perhaps a central Cafeteria in consideration of the more compact planning required. Certain other common facilities such as Industrial Arts, the Library stacks and the Gymnasia, Field House and Pool would be located at a ground floor level below, with outside light and ventilation provided where necessary by means of open landscaped courts. Parking would also be accommodated at the lower level.

The Academic Houses would exist as individual three story units above the "Circulation Floor" as would the Science and Business Administration units. Our schematic drawing shows a total of 9 Academic Houses for the West End Site. A tenth house could be added either by building above the mall from Staniford Street to St. Joseph's Church, or by building over a part of the roof area above the Gymnasia and Field House. This roof area is presently indicated as utilized for outdoor athletic activities.

While it is possible to accommodate the building program on the restricted site without resorting to high rise buildings, there is virtually no outdoor athletic space obtainable within the site limits except for certain roof areas, notably that over the Gymnasia and Field House, which might be utilized for court-type sports and other outdoor activities requiring only relatively small spaces. A normal program of outdoor athletics would have to be conducted elsewhere or abandoned.

MADISON PARK SITE

(Approximately 45 acres)

The Madison Park site presents few if any unusual problems, being larger, gently sloping and with more favourable subsoil conditions than the Forest Hills site. The typical peat deposits are present but have here been overlaid with natural deposits and are already compressed. The soil will therefore support a slab on grade while the Forest Hills site requires a structural slab at the ground level.

The existing housing project at the southwest corner projects into the site in a rather unfortunate manner, cutting it into two nearly equal halves. Should the Madison Park site be selected, one would hope that this area could eventually become a part of the school.

In short, there are few architectural or structural problems with the Madison Park site.

FOREST HILLS SITE

(Approximately 25 acres)

Of the two sites studied, that at Forest Hills offers the more interesting architectural challenge because of its topography. Soil conditions are more difficult than at Madison Park, the center of the site being occupied by a wet peat bog of considerable depth which is unsuitable even for playing fields without extensive preparation. In consideration of this we have proposed shifting the bulk of the buildings to the higher ground at the north end of the site and grouping them around a small lake, roughly occupying the area of the present peat bog. The flat ground to the south would be reserved for playing fields. Because of the abrupt rise in topography from the low center to the northern and western site boundaries, it is possible to arrange the Instructional Houses in a graduated series of levels overlooking the lake and the playing fields beyond and further enhancing the feeling that each house is a unit distinct from the others.

We have proposed shifting the property line slightly to the north, as indicated on our drawing, to provide more room on the high ground for building and to include the existing MTA parking lot on Washington Street. An investigation of the site reveals more housing in this area than was indicated on the aerial survey with which this study began. Our proposed property line falls along the south side of Martinw ood Road, a new street, and would entail the taking of four or five modest but new houses. A more compact planning of the school might avoid these houses, but the parking lot is almost essential in view of the parking requirements imposed by the zoning regulations. However, if the re-planning of Washington Street should necessitate the removal of the apartment block at Washington and South Streets and it would appear feasible to enclude the entire salient between these two streets within the site boundaries, the undeniable tightness of the site would be relieved, more buildings could be placed on high ground where soil conditions are more favourable, and more adequate provision could be made for playing fields.

sepp firnkäs engineering, 340 marlborough street, boston 15, massachusetts
tel: 267-1156

August 14, 1965

Mr. Paul M. Rudolph, Architect
[illegible] Beacon Street
Boston, Massachusetts

ATTENTION : Mr. [illegible] Grinderin

SUBJECT : Site Evaluation for New High School.

Dear Sir:

Transmitted are the site evaluations for the three sites under consideration for the new high school. The information was obtained from various sources, some of the data much general [illegible], and so on, to [illegible], remain [illegible]. Nevertheless, a fairly good [illegible] of the sites was established by reasonable interpretations, based on the geological formation of the considered area.

If I can be of further assistance, please call on me.

Yours truly,

Sepp Firnkas
sepp firnkas engineering

WEST END SITE

The proposed site extends between Staniford Street, Lowell Street, and the property lines of the Charles River Park Housing Development. The site is slightly sloping toward Lowell Street and the Charles River Park Housing Project.

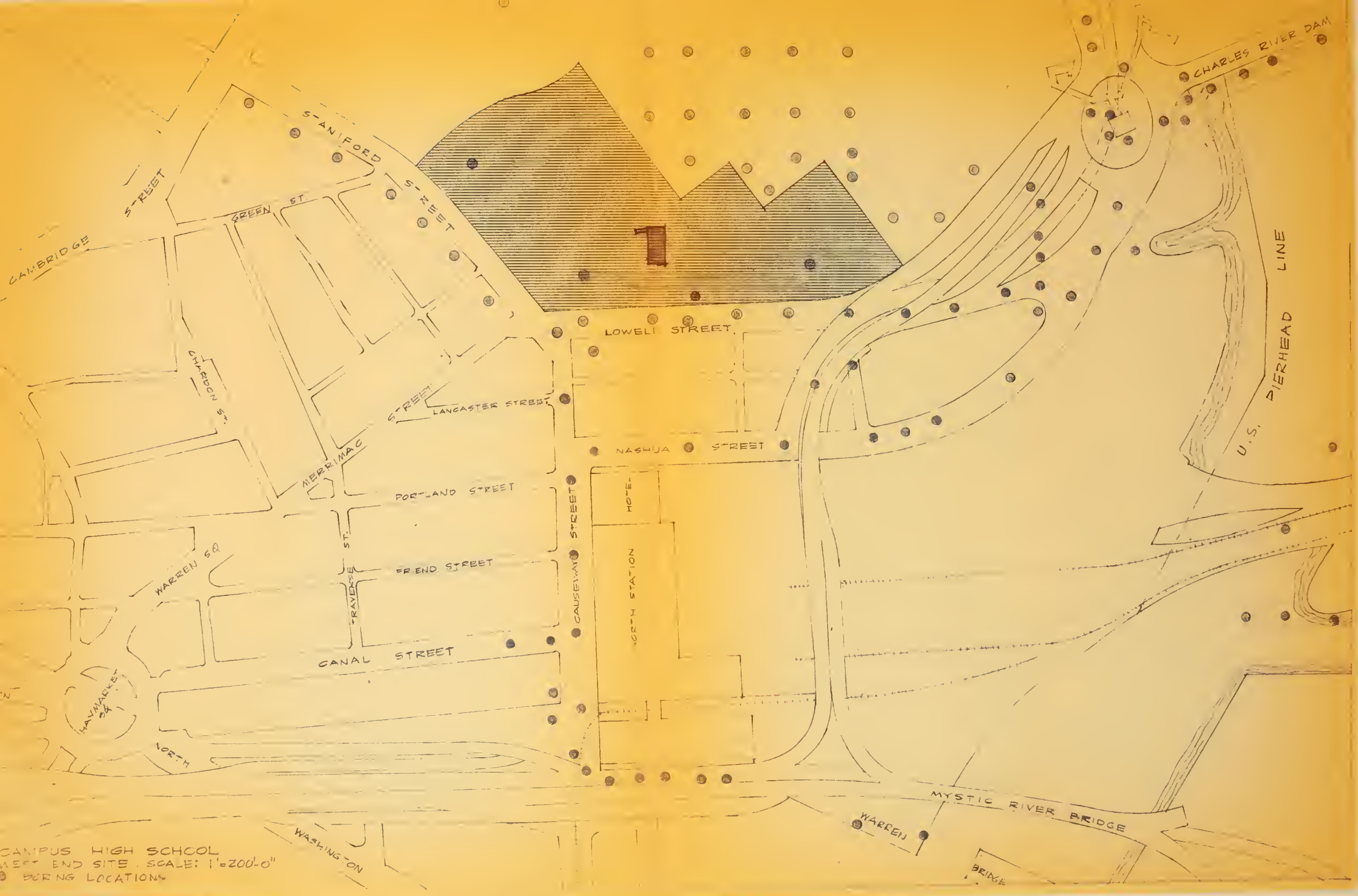
Number and approximate locations of the available borings are indicated on the site plan. Since the site is actually surrounded by the Charles River Park Project and the Health, Education and Welfare Center for both of which complete, comprehensive soil investigations are available, fairly accurate budget estimates can be established.

Summarizing the available information:

Toward the site of the Health, Education and Welfare building a silt and clay pocket probably extends to approximately 30 to 32 feet under the actual soil surface with bearing soil immediately below. Toward the Charles River Park Project we find the layer of bearing soil about 5' - 8' below the surface, and below that, sound ledge and slate.

Considering these conditions for foundations of the proposed buildings of a height of 4 to 5 stories, with basement extending about 8 - 10 feet below the actual soil surface, very economical spread footings could be used under approximately 60% of the considered site, while for the rest of the area, shallow caissons of 20 to 25 feet depth would be required.

For basement floor a slab on grade can be used with a normal amount of compaction and fill (approximately 6") under the slab.



CAMPUS HIGH SCHOOL
WEST END SITE. SCALE: 1"=200'-0"
● BORING LOCATIONS

[illegible]

The proposed site extends from one block south of Shawmut Avenue to Tremont Street and from the "New Dudley Street" to Ruggles Street. See Appendix [illegible].

The site is fairly level in east-west direction and slopes slightly down from Tremont Street - elevation + 15' toward a low point almost at the center - elevation + [illegible]' - and from there again upward toward Shawmut Avenue - elevation + [illegible]'. A few isolated low points of elevation + 13' were noticed.

A wealth of information in the form of borings is available, and is summarized in Appendices 3, 4, and 5.

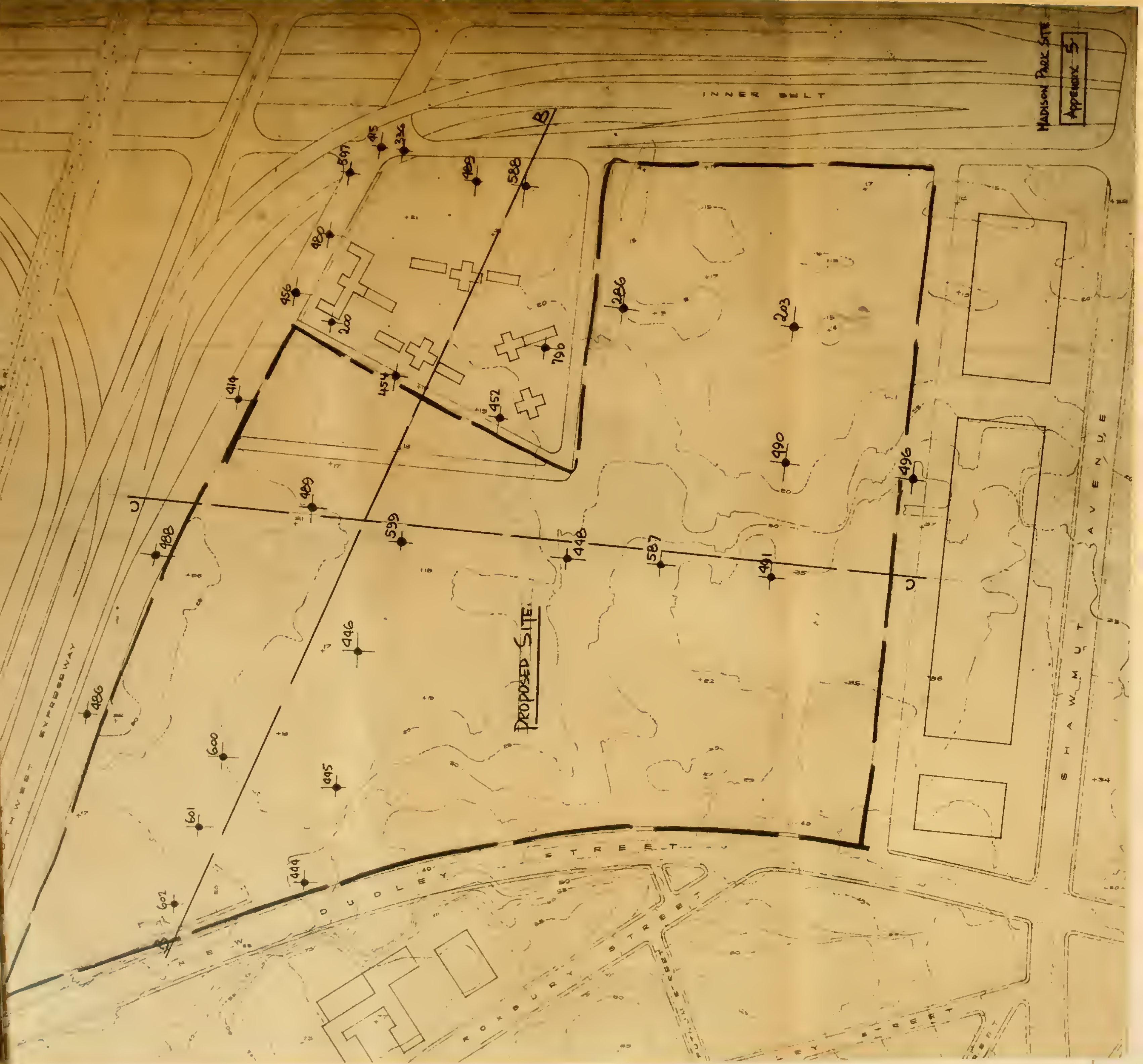
In general: Fill of various depth consisting of granular materials, brick, stone, and miscellaneous artificial deposits underlays the soil surface. Below this layer extends a layer of undisturbed sand and gravel also of variable thickness. At an average elevation of + [illegible]' occurs a layer of "mud" and peat extending, at an average depth to elevation -3'. Average thickness of this highly compressible, organic layer of soil is about [illegible]'. Even if in some borings this layer is not mentioned, it seems reasonable to assume that this condition escaped the boring foreman or the recorder or this layer was covered by the misnomer "clay". Below this layer of peat a layer of sand and gravel occurs again. Most of the borings terminate in this layer, while a few continue and penetrate into a layer of clay, which overlays the hardpan or bedrock.

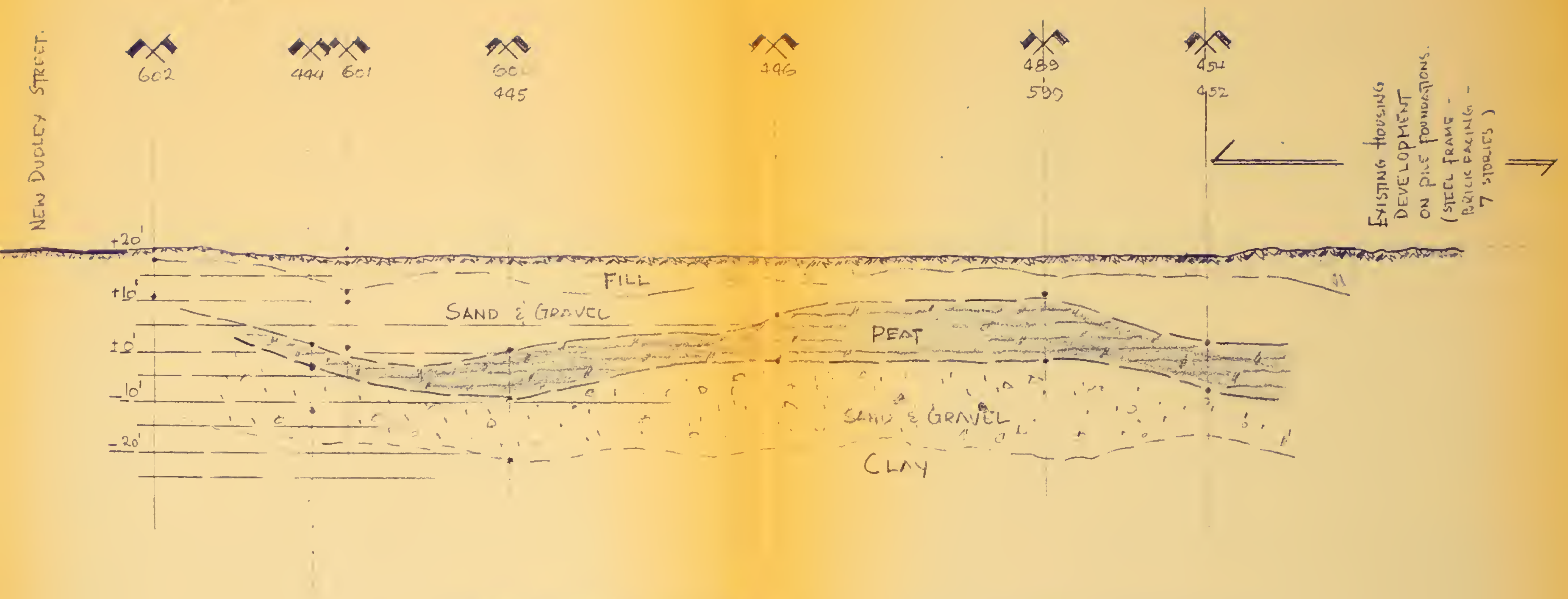
This soil profile is rather typical for the Boston Back Bay area and Roxbury. The layer of peat at a depth of 20 to 30 feet below ground surface being highly compressible and ruling out shallow foundations - mat or spread footings - for structures of more than [illegible] stories and for rigid frame construction. Piles or caissons are the rule for these soil conditions.

A slab on grade could be used at the ground floor level, provided the site is stripped of objectionable fill, backfilled with suitable granular soils, and compacted.

Madison Park Site

Appendix 5



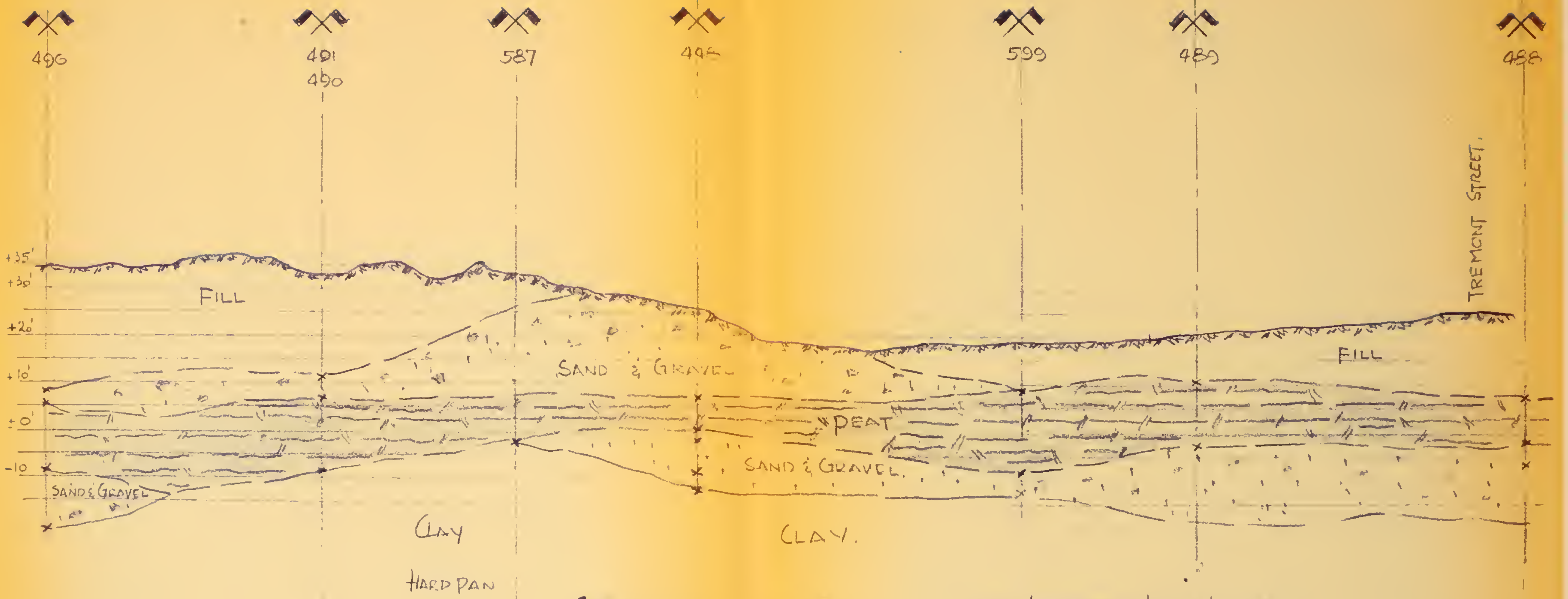


SECTION B-B

SCALE LONGITUDINAL 1 INCH = 100 FEET
VERTICAL : 1 INCH = 20 FEET

MADISON PARK SITE.

APPENDIX 3



SECTION C - C

SCALE: LONGITUDINAL : 1 INCH = 100 FEET
VERTICAL : 1 INCH = 20 FEET.

MADISON PARK SITE

APPENDIX 4

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EXPLORATORY SOIL INFORMATION

FOREST HILLS SITE

The proposed site extends from its southeast boundary, which is formed by Washington Street to South Street which forms its northwest boundary. The N.Y.-N.H. & Hartford R.R. intersects the site in the east-west direction with an 1[illegible]' earth fill dam.

The topographical survey shows a sudden drop of elevation of about 40' along the east, north, and northwest side of the site, flattening out toward the southwest side to a [illegible]' difference between South Street and the site. A slight rise in elevation occurs toward the Washington Street boundary.

A site inspection gives the impression of a dish with a high edge on one side and swampy areas and an extended pond at the low point. Vegetation confirms the different soil conditions in this dish. Along the edges we note trees and bushes typical for sandy and gravelly soils. In the lower area, I estimate, below the elevation 32', growth typical for wet soils and marsh, covers the area.

Soil information in the form of borings is available for two points within the low area of the dish, 2 points along Washington Street, two points directly on South Street, and [illegible] points north of South Street. (See Appendix 1).

Comparing the results of the above borings, it can be concluded:

Excellent soil conditions are encountered beginning at the foot of the rather steep hill at the South Street boundary and beyond South Street. The most economical type footings, simply spread footings at frost depth could be used in this area. Minor difficulties with steps in the footings will have to be expected, due to the rapid change in grade.

In the flat area, occupying about 75% of the proposed site, 2 borings at representative locations are available, while 2 additional borings slightly beyond the boundary confirm the overall assumptions of the subsoil conditions within the site. (See Appendix 2).

The following assumptions can be extrapolated from information listed in Appendices 1 and 2:

The geological formation of this area indicates a base layer of residual soil represented by a layer of clay and a gradual transition

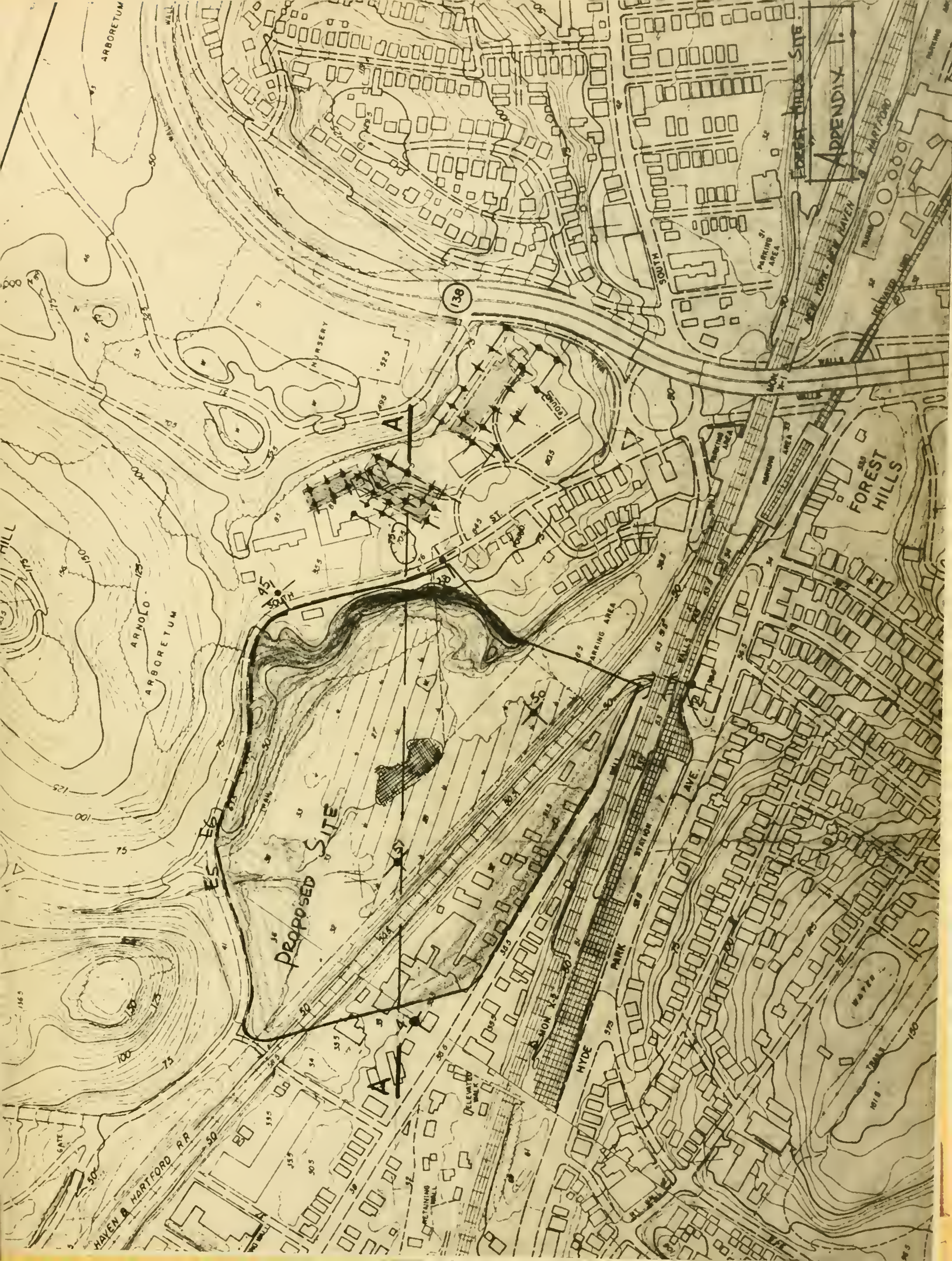
Exploratory Soil Information - Forest Hills Site (continued)

from relatively fine grained soils to coarser grained soils with rock fragments. Below this layer original bedrock occurs. However, above the top layer of residual soil (clay) glacial terminal moraine deposits consisting of layers of sand and gravel intermixed with boulders form the rolling hills in this area.

It seems that the upper surface of the topmost residual soil formed a depression in the considered area and that this depression was accentuated later on by glacial till deposits of low permeability, thus forming a pond inviting cumulose deposits such as "mud", muck, and peat; in short - accumulated vegetation. At the edges of this pond the cumulose soil was later covered by granular glacial deposits.

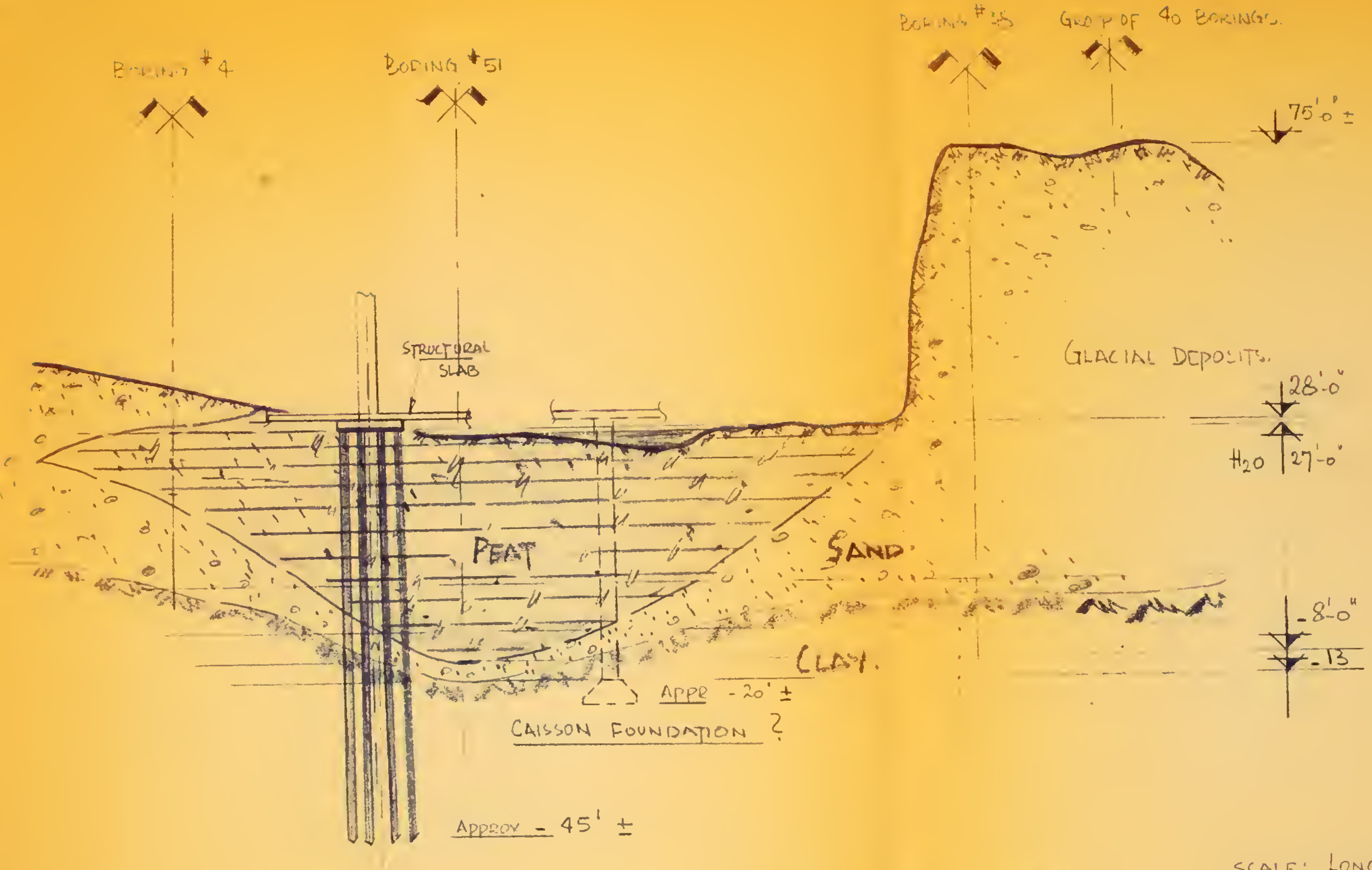
In terms of foundations this means that bearing soil is encountered only at the original residual soil layer - clay - at a depth of about 40' to 50' below actual soil surface. A pile foundation would, therefore, be advisable as the most economical system. However, a caisson foundation should not be excluded as a very economical possibility in the event more up-to-date and more complete soil information is available.

A disadvantage of [illegible] importance must be mentioned: all first floor or basement floors will have to be structural slabs.



APPENDIX I.

FOREST HILLS SITE



PILE FOUNDATION

SECTION A-A

SCALE: LONGITUDINAL: 1 INCH - 200 FEET.
VERTICAL : 1 INCH = 20 FEET.

FOREST HILLS SITE.

APPENDIX #2.

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BUDGET COST COMPARISONS

Based on an assumed building of four floors and a typical 30' x 30' bay spacing and first class - fireproof construction. Building area equals 290,000 sf. Soil conditions as assumed in exploratory investigations. Cost figures for different types of foundations as obtained from contractors and averaged. Uncertainties in conditions and difficulties in construction to be expected are reflected in the assumed unit prices.

	UNIT COST PER SQ.FT.	TOTAL COST	PREMIUM ABOVE COST OF SPREAD FOOTING
1. Site on which spread footings only could be used	$ .45		
290,000 x $.45		130,500	0
2. Forest Hills Site: Structural slab for ground floor reqd. Difference between str. slab & slab on grade included in foundation cost.			
Pile Foundations:	5.90		
290,000 x $5.90		1,671,000	1,540,500
Caisson Foundation: Slight cost reduction from above could be obtained but not enough soil information available at present.			
3. Madison Park Site: Pile Foundation (Slab on grade for ground floor)	2.60		
290,000 x $2.60		754,000	623,500
Caisson Foundation	1.80		
290,000 x $1.80 =		522,000	391,500
4. West End Site:			
caisson foundation	1.05		
spread footings	0.45		
estimating 40% caissons 60% spread footings average	0.69		
290,000 x $0.69		200,100	69,600

APPENDIX E

Accessibility Calculations

DATA SHEET - Campus High School Travel Times

M = Madison Park Site

A = Arnold Arboretum Site

	Area	Census Tracts	Grades 10-12 Students	Site	Average Route, Timewise	Min.	Students X Min.
1.	Charlestown	C-1 to C-3 D-1 to D-4 E-1 to E-2	435	M	Sullivan to Northampton	13	5,655
				A	Sullivan to F. Hills	23	10,005
2.	East Boston	A-1 to A-6 B-1 to B-5B	1063	M	O. Heights to Milk Milk to Northampton	14	14,882
				A	O. Heights to Milk Milk to F. Hills	24	25,512
3.	DNTN North - Gov. Center	F-1 to F-6 H-2, H-4	161	M	Atl. Ave. to Milk Milk to Northampton	7	1,127
				A	Atl. Ave. to Milk Milk to F. Hills	17	2,737
4.	Beacon Hill - W. End	H-1, H-3 K-1, K-2	20	M	Charles to Summer Summer to Northampton	8	160
				A	Charles to Summer Summer to F. Hills	17	340
5.	CBD	G-1	15	M	Milk to Northampton	6	90
				A	Milk to F. Hills	16	240
6.	S. Cove	G-2 to G-4 I-1 to I-2	120	M	Essex to Northampton	4	480
				A	Essex to F. Hills	14	1,680
7.	Stadium	1/2M-1, M-3, M-4, 1/2 O-3	127	M	E St. Bus 9 to Broadway Broadway to Summer Summer to Northampton	13	1,651
				A	E St. Bus 9 to Broadway Broadway to Summer Summer to F. Hills	23	2,921

Rail Transit used except as noted.

Area	Census Tracts	Grades 10-12 Students	Site	Average Route, Timewise	Min.	Students X Min.
8. S. Boston	1/2 M-1 N-1 to N-4 0-1	589	M	First St. Bus 7 to S. Station S. Station to Summer Summer to Northampton	18	10,602
			A	First St. Bus 7 to S. Station S. Station to Summer Summer to F. Hills	28	16,492
9. Andrew	1/2 0-3 0-2, 0-4 M-2, P-1A	253	M	W. Sixth St. Bus 10 to Andrew Andrew to Summer Summer to Northampton	15	3,795
			A	W. Sixth St. Bus 10 to Andrew Andrew to Summer Summer to F. Hills	25	6,325
10. South End/West	1/2 J-1, 1/3 J-2, 2/3 L-3 2/3 L-4, 2/3 I-3 L-1, L-2	177	M	Berkeley St. Bus 43 to Md. Pk.	12	2,124
			A	Columbus Ave. Bus 47 to Northampton Northampton to F. Hills	15	2,655
11. South End/East	1/3 I-3, 1/3 L-4, 1/3 L-3 I-4, L-5 L-6	136	M	Dover to Northampton	2	272
			A	Dover to F. Hills	12	1,632
12. Prudential	1/2 J-1 2/3 J-2, J-3	34	M	Copley to Symphony Symphony Bus 47 to Northampton	12	408
			A	Copley to Symphony Symphony Bus 47 to Northampton Northampton to F. Hills	22	748
13. Back Bay	K-3, K-5	20	M	Arlington to Symphony Symphony Bus 47 to Northampton	15	300
			A	Arlington to Symphony Symphony Bus 47 to Northampton Northampton to F. Hills	25	500

Area	Census Tracts	Grades 10-12 Students	Site	Average Route, Timewise	Min.	Students X Min.
14. Kenmore	K-4A 1/K-4B	11	M	Kenmore to Mass. Boylston St. Bus 47 to Northampton	13	143
			A	Kenmore to Mass. Boylston St. Bus 47 to Northampton Northampton to F. Hills	23	253
15. Westland	J-4, J-5	28	M	Boylston St. Bus 47 to Northampton	10	280
			A	Boylston St. Bus 47 to Northampton Northampton to F. Hills	20	560
16. Fens	1/2 K-4B	7	M	Queensberry St. Bus 55 to Mass. Ave. Boylston St. Bus 47 to Northampton	22	154
			A	Queensberry St. Bus 55 to Mass. Ave. Boylston St. Bus 47 to Northampton Northampton to F. Hills	32	224
17. Medical-Mission	S-1, S-2 S-6	163	M	Brig. Circle Bus 66 to Rox. Cross. Rox. Cross. Bus 43 to Md. Pk.	12	1,956
			A	Brig. Circle Bus 66 to Dudley Dudley to F. Hills	22	3,586
18. Allston	1/2 Y-1 Y-2	165	M	Western Ave. Bus 86 to Harv. Ave. Cambridge St. Bus 66 to Dudley	36	5,940
			A	Western Ave. Bus 86 to Harv. Ave. Cambridge St. Bus 66 to S. Huntington S. Huntington to Arborway	40	6,600
19. Brighton	1/2 Y-1 Y-3A to Y-5C	750	M	B. College to Wash. St. Comm. Ave. Bus 65 to Huntington Ave. Brookline Ave. Bus 66 to Rox. Cross. Rox. Cross. Bus 43 to Md. Pk.	36	27,000
			A	B. College to Wash. St. Comm. Ave. Bus 65 to S. Huntington Ave. S. Huntington to Arborway	40	30,000
20. Madison	1/2 R-1 1/2 R-2, R-3	123	M	Walk	5	615
			A	Rox. Cross. Bus 66 to Dudley Dudley to F. Hills	16	1,968

	Area	Census Tracts	Grades 10-12 Students	Site	Average Route, Timewise	Min.	Students X Min.
21.	Dudley	1/2 R-1 1/2 R-2, U-3 Q-2, Q-3	362	M	Walk	7	2,534
				A	Northampton to F. Hills	10	3,620
22.	New Market	Q-1, P-2	146	M	Boston St. - Southampton St. - Mass. Ave. Loop (Bus)	15	2,190
				A	Boston St. - Southampton St. - Mass. Ave. Loop (Bus) Northampton to F. Hills	25	3,650
23.	Columbia	1/3 T-1 P-1B, P-1C	220	M	Columbia Pt. Bus 8 to Columbia Columbia to Andrew Boston St. to Southampton St. - Mass. Ave. Loop (Bus)	25	5,500
				A	Columbia Pt. Bus 8 to Columbia Columbia to Andrew Boston St. to Southampton St. - Mass. Ave. Loop (Bus) Northampton to F. Hills	35	7,700
24.	Kane-Savin Hill	2/3 T-1 T-2 to T-3B	568	M	Savin Hill Bus 12 to Dorch. Ave. Dorch. Ave. Bus 18 to Uphams Cor. Uphams Cor. Bus 15 to Dudley	21	11,928
				A	Savin Hill Bus 12 to Dorch. Ave. Dorch. Ave. Bus 18 to Uphams Cor. Uphams Cor. Bus 15 to Dudley Dudley to F. Hills	29	16,472
25.	Columbia Sq.	P-3 to P-6 T-6	512	M	Quincy St. Bus 16 to Uphams Cor. Uphams Cor. Bus 15 to Dudley	21	10,752
				A	Quincy St. Bus 16 to Frank. Pk. Blue Hill Ave. Bus 29 to Egleston Egleston to F. Hills	20	10,240
26.	N. Roxbury	Q-4, Q-5 2/3 U-1, 1/2 U-2	309	M	Clifford St. Bus 45 to Dudley	7	2,163
				A	Clifford St. Bus 45 to Dudley Dudley to F. Hills	15	4,635
27.	Wash. Park	1/2 U-2 U-4, 1/3 U-5	252	M	Dale St. Bus 44 to Dudley	4	1,008
				A	Dale St. Bus 44 to Dudley Dudley to F. Hills	12	3,024

	Area	Census Tracts	Grades 10-12 Students	Site	Average Route, Timewise	Min.	Students X Min.
28.	Heath St.	S-4, S-5 V-4A	148	M	V. A. Hosp. to Brig. Circle Brig. Circle Bus 66 to Rox. Cross. Rox. Cross. Bus 43 to Md. Pk.	15	2,220
				A	V. A. Hosp. to Arborway	16	2,368
29.	Jackson	2/3 V-1 V-2, V-3	282	M	Atherton St. Bus 43 to Md. Pk	11	3,102
				A	N. Heath St. Bus 43 to Egleston Egleston to F. Hills	9	2,538
30.	Grove Hall/West	2/3U-5, U-6A 1/3U-1, U-6B	439	M	Blue Hill Ave. Bus 29 to Egleston Egleston to Dudley	11	4,829
				A	Blue Hill Ave. Bus 29 to Egleston Egleston to F. Hills	11	4,829
31.	Jamaica Plain	1/3 V-1 V-4B to V-6	429	M	Green to Dudley	6	2,574
				A	Green to F. Hills	2	858
32.	Franklin Pk./East	T-7A, T-7B	335	M	Erie St. Bus 23 to Dudley	15	5,025
				A	Erie St. Bus 23 to Columbia Rd. Columbia Rd. Bus 16 to Franklin Pk. Franklin Pk. Bus 29 to Egleston Egleston to F. Hills	16	5,360
33.	N. Dorchester	T-4A to T-5B T-9	720	M	Park St. Bus 23 to Dudley	18	12,960
				A	Park St. Bus 23 to Columbia Rd. Wash. St. Bus 16 to Franklin Pk. Franklin Pk. Bus 29 to Egleston Egleston to F. Hills	20	14,400
34.	Franklin Pk./West	W-3A to W-4B	545	M	Cummins Hgwy. Bus 32 to F. Hills F. Hills to Dudley	14	7,630
				A	Cummins Hgwy. Bus 32 to F. Hills	6	3,270
35.	Dorchester Center	T-8A to T-8B T-10 X-4A to X-5C	1531	M	Ashmont Bus 23 to Dudley	25	38,275
				A	Ashmont Bus 22 to Seaver St. Blue Hill Ave. Bus 29 to Egleston Egleston to F. Hills	29	44,399

	Area	Census Tracts	Grades 10-12 Students	Site	Average Route, Timewise	Min.	Students X Min.
36.	Neponset-Cedar Grove	X-1 to X-3B	609	M	Butler St. to Ashmont Ashmont Bus 23 to Dudley	30	18,270
				A	Butler St. to Ashmont Ashmont Bus 22 to Seaver St. Blue Hill Ave. Bus 29 to Egleston Egleston to F. Hills	34	20,706
37.	Mattapan	X-6A to X-6C	907	M	Mattapan Sq. Bus 29 to Egleston Egleston to Dudley	31	28,117
				A	Mattapan Sq. Bus 30A to F. Hills	19	17,233
38.	Arboretum	W-1A, W-2	344	M	F. Hills to Dudley	8	2,752
				A	Walk	7	2,408
39.	Roslindale/North	W-1B	315	M	W. Rox. Pkwy. Bus 51 to F. Hills F. Hills to Dudley	28	8,820
				A	W. Rox. Pkwy. Bus 51 to F. Hills	20	6,300
40.	Roslindale/South	W-4B, W-5	584	M	Beech St. Bus 35 to F. Hills F. Hills to Dudley	21	12,264
				A	Beech St. Bus 35 to F. Hills	12	7,008
41.	Hancock Vill.	1/2 W-6B W-6A	245	M	VFW Hgwy Bus 57 to F. Hills F. Hills to Dudley	30	7,350
				A	VFW Hgwy Bus 51 to F. Hills	22	5,390
42.	West Roxbury	1/2 W-6B W-6C, W-6D	474	M	Dedham Line Bus 34 to F. Hills F. Hills to Dudley	28	13,272
				A	Dedham Line Bus 34 to F. Hills	20	9,480
43.	Hyde Park	Z-1A to Z-2	1246	M	Wolcott Sq. Bus 31 to Cleary Sq. Cleary Sq. Bus 32 to F. Hills F. Hills to Dudley	39	48,594
				A	Wolcott Sq. Bus 31 to Cleary Sq. Cleary Sq. Bus 32 to F. Hills	31	38,626
			15919				

Madison Park Average Time	=	20.7 min.	329,763
Arnold Arboretum Average Time	=	21.9 min.	349,492

Sources: Students - Boston's Schools - 1962, Harvard Graduate School of Education

Travel Times - 1963-1964 Traffic and Transportation Inventory, Volume II (Public Transportation) Wilbur Smith and Associates